



MEDICAL OFFICE CONDOMINIUM

For Sale - Owner User

16515 S 40th St., Bldg. 3, Ste 118,
Phoenix, AZ 85048

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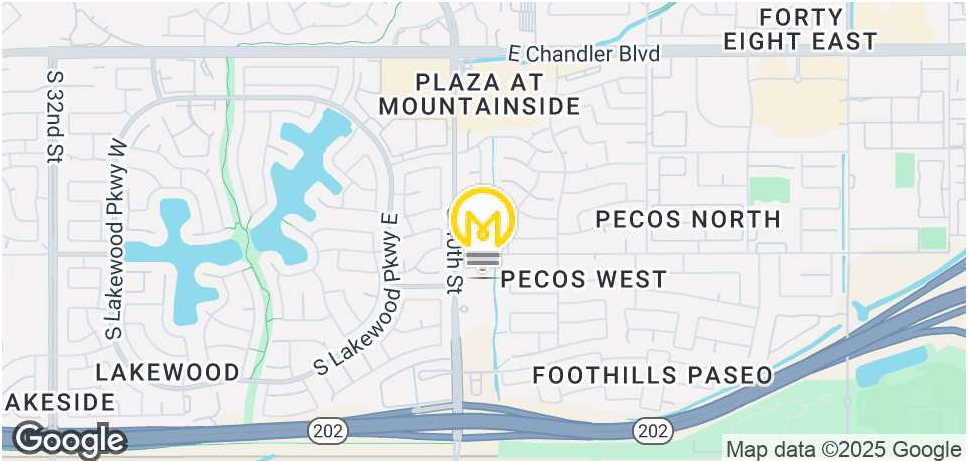


Menlo Group
COMMERCIAL REAL ESTATE

FOR SALE | MEDICAL OFFICE CONDO

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Property Summary



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	+/- 2,083
Year Built:	2003
Zoning:	C-O, City of Phoenix

PROPERTY OVERVIEW

16515 S 40th Street, Suite 118 is a beautifully built-out medical office condominium located in Foothills Professional Village in Phoenix, Arizona. The building was built in 2005 and is approximately 2,083 SF and zoned C-O PCD* (Commercial Office) in the City of Phoenix. The property offers 40th St frontage, convenient, easy access to the Loop 202, and ample parking with an excellent Phoenix location.

PROPERTY HIGHLIGHTS

- Medical Office Condo For Sale
- High-End Finishes
- Seven (7) Plumbed Exam Rooms
- Two (2) Private Restrooms
- Plumbed Break Room
- Plumbed Lab with Washer/Dryer Hook-ups
- Convenient access to I-10 and Loop 202

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[Click to view virtual tour](#)



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Exterior Photos

Page 4

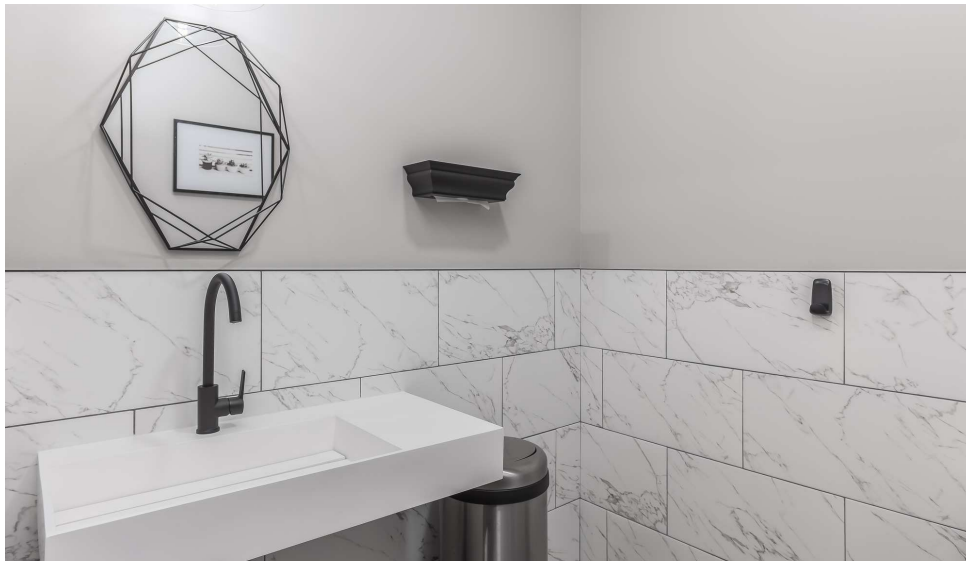


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16515 S 40th St., Bldg. 3, Ste 118, Phoenix, AZ 85048

Interior Photos

Page 5



Foothills Med-Spa Office Condominium

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Additional Photos

Page 6

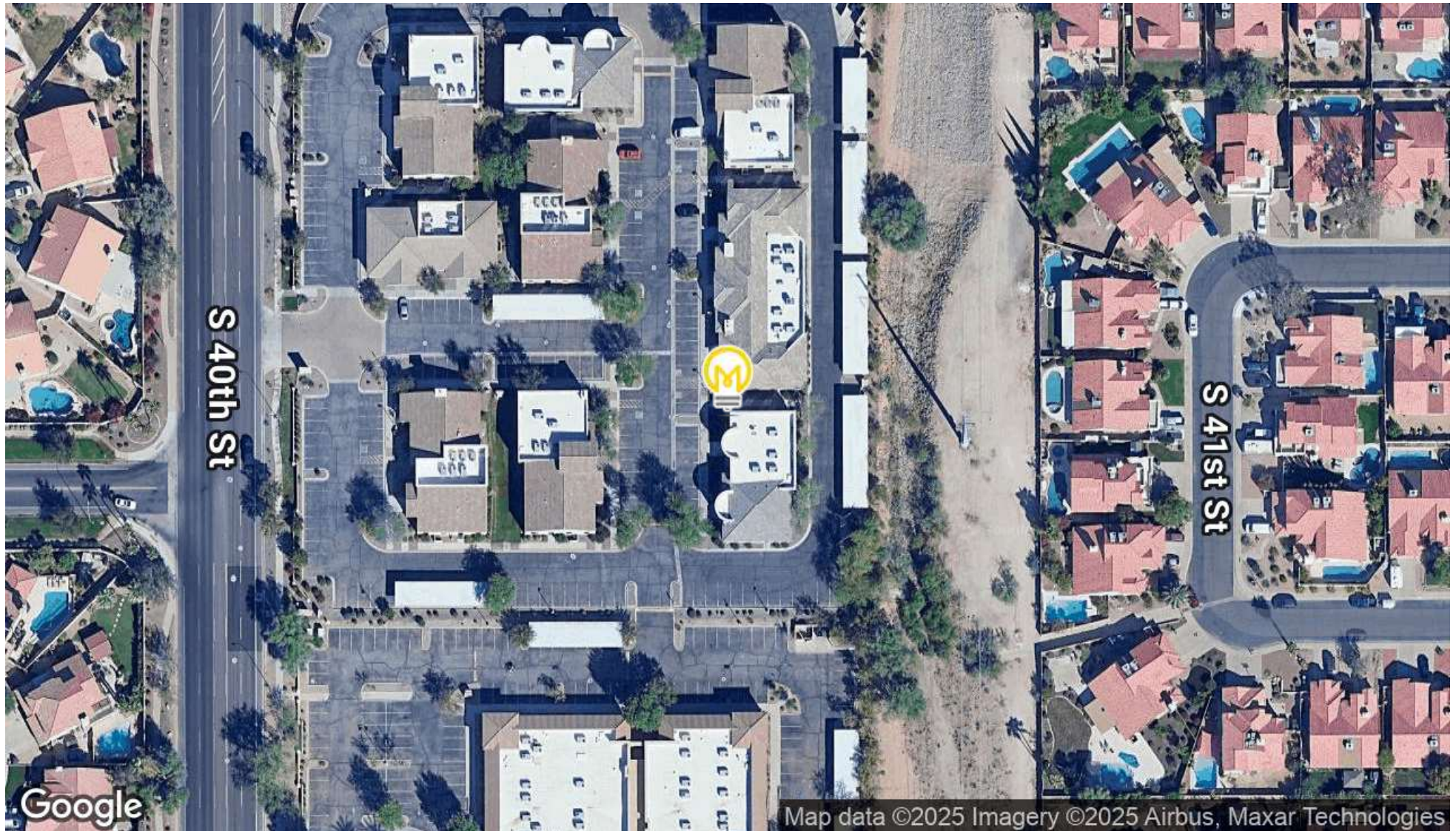


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16515 S 40th St., Bldg. 3, Ste 118, Phoenix, AZ 85048

Regional Map

Page 7

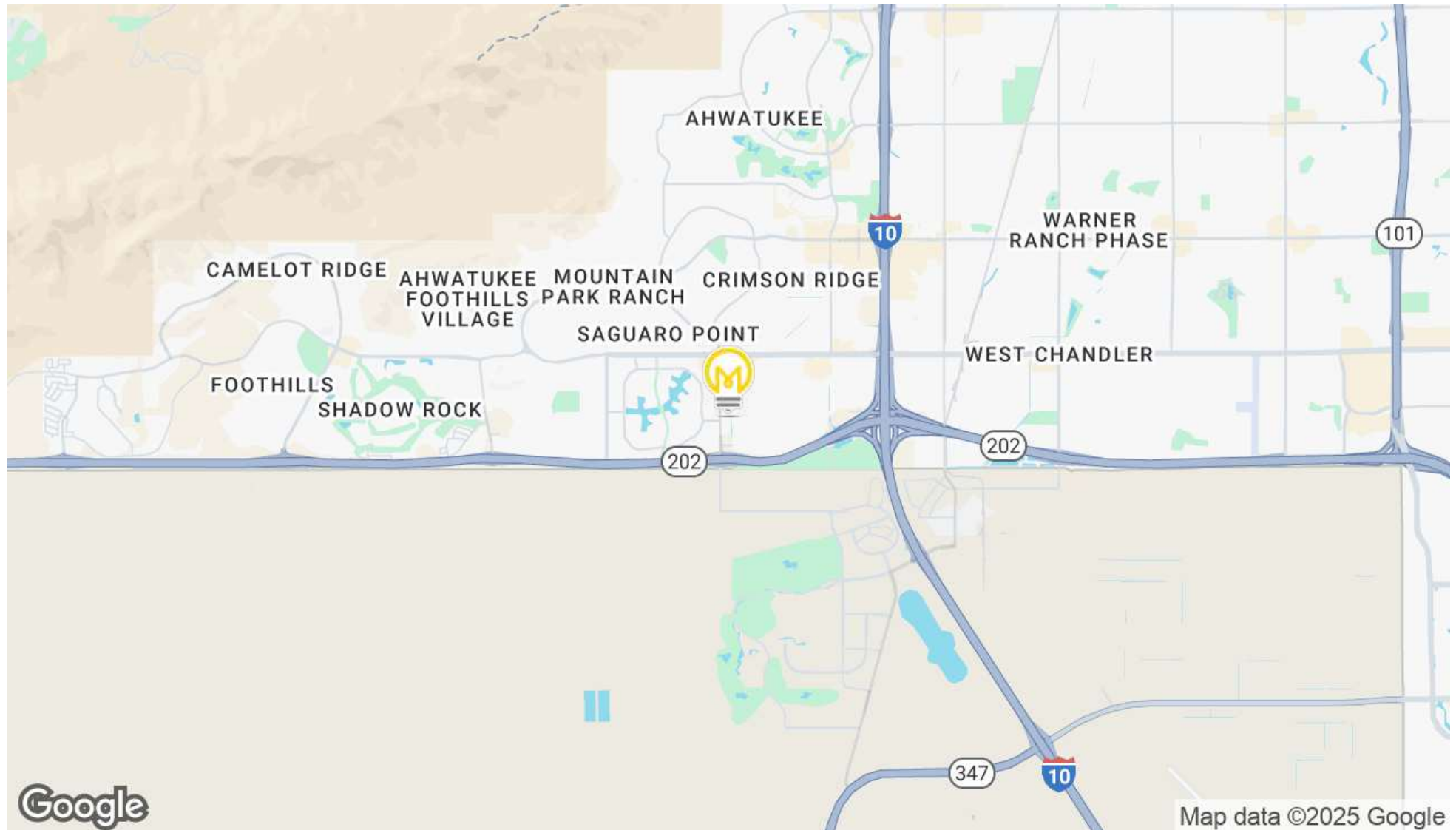


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16515 S 40th St., Bldg. 3, Ste 118, Phoenix, AZ 85048

Aerial Map

Page 8



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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,895	5,509	14,333
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	684	2,036	5,560
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$123,552	\$124,197	\$129,369
Average House Value	\$470,265	\$485,719	\$501,513

Demographics data derived from AlphaMap

