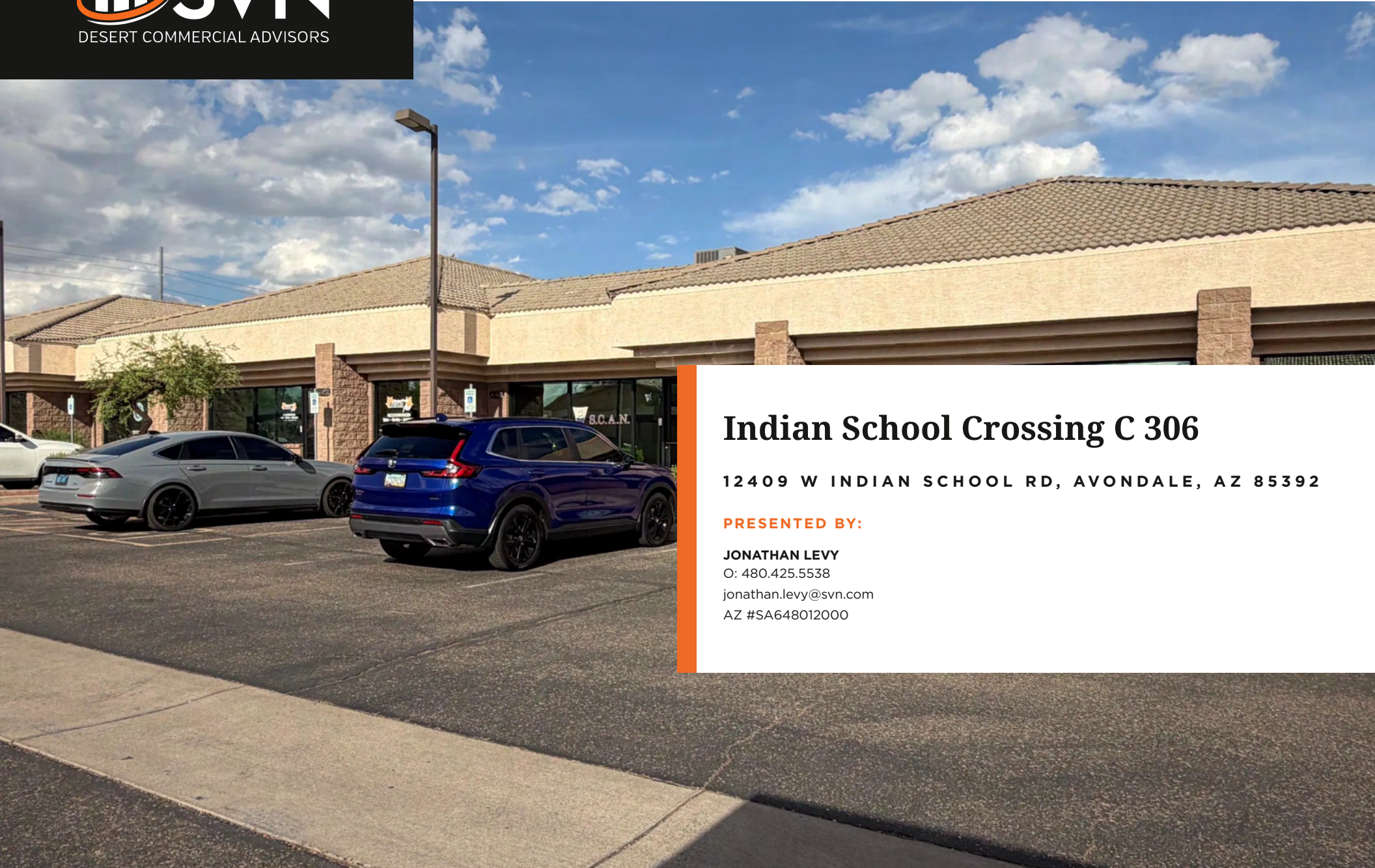




Small Office/Medical Condo for Sale



Indian School Crossing C 306

12409 W INDIAN SCHOOL RD, AVONDALE, AZ 85392

PRESENTED BY:

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PROPERTY SUMMARY

INDIAN SCHOOL CROSSING C 306

12409 W INDIAN SCHOOL RD
AVONDALE, AZ 85392

OFFERING SUMMARY

SALE PRICE:	\$370,000
AVAILABLE SF:	961 SF
PRICE / SF:	\$385.02
ZONING:	C-2
APN:	501-82-906, 501-82-907
ASSOCIATION FEES:	\$419.85/mo
PROPERTY TAXES:	\$2,163.08/yr



PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present a sale opportunity at 12409 W Indian School Rd, Avondale, AZ. This ±961 SF office building is a standout in the area. Built in 2003 and zoned C-2, this property boasts a fully built-out office/medical condo featuring a reception area, three private offices, a restroom, and a break room. With two separate entry doors and conveyed with two covered reserved parking spaces, this professionally managed condo association offers a diverse mix of professional services, medical, and retail tenants. Don't miss the chance to capitalize on the strong suburban West Valley demographics in this sought-after location.

PROPERTY HIGHLIGHTS

- Fully Built Out ±961 SF Office/Medical Condo for Sale
- Reception, 3 Private Offices, Restroom, Break Room, 2 Separate Entry Doors
- Conveys w/ 2 Covered Reserved Parking Spaces
- Professionally Managed Condo Association
- Diverse Mix of Professional Services, Medical, and Retail Tenants
- Opportunity for Building Fascia Signage
- Strong Suburban West Valley Demos - Nearly \$120k HHI w/in 2 Mile Radius



**EXTERIOR LOADED
ENTRY**



**COVERED RESERVED
PARKING**



**STRONG WEST
VALLEY DEMOS**

INTERIOR PHOTOS



FLOOR PLAN



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



AREA AMENITIES





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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