

**FOR
SALE**

9150 W Indian School Rd Bld 5 Suite 118, Phoenix, AZ 85037

**FOR
SALE**

6% CAP 10 year medical investment



 480-323-6072 Alex Kim

OFFERING DETAILS

PARCEL CODE:	102-18-801
SALE PRICE:	\$4,965,600.00
BUILDING TYPE:	Medical office
ZONING:	C-1

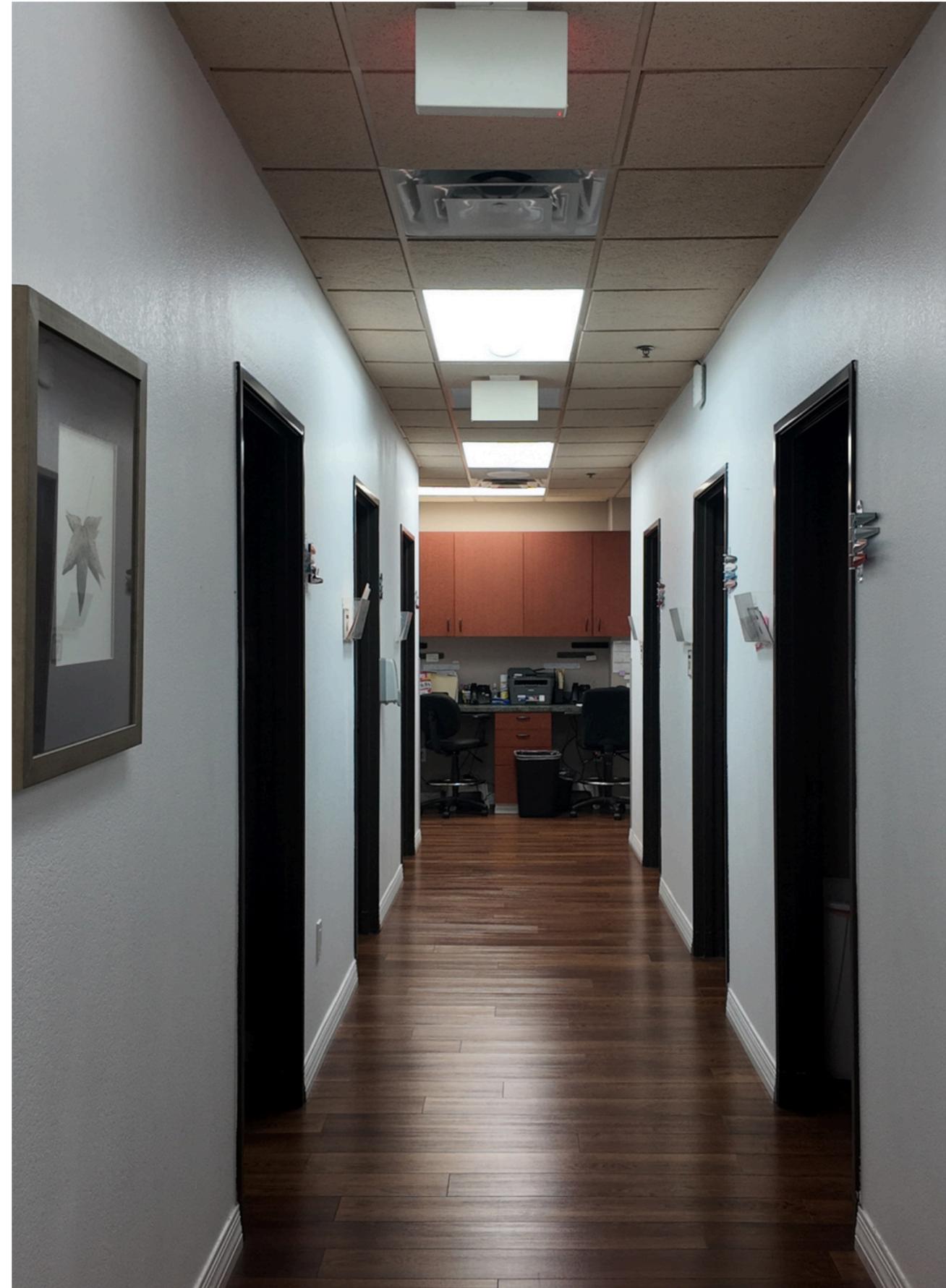
PROPERTY HIGHLIGHTS:

- 14 provider rooms 4 restrooms
- Prime Medical/Office Space: Ideal for healthcare, dental, or professional office use in a high-demand neighborhood.
- Suite Size: Approximately 8,276 SF of fully built-out interior space.
- Single-Story Building: Easy access with ground-level entry, suitable for patients or clients.
- Class B Building: Well-maintained, modern amenities, and professional appeal.
- Parking: Ample surface parking for tenants and visitors, including covered spaces.
- Accessibility & Visibility: Excellent frontage on W Indian School Rd with convenient access to Loop 101 and surrounding arterial roads.
- Signage Opportunities: Building and monument signage available for tenant branding.
- Supportive Tenant Mix: Located among complementary medical and professional tenants, enhancing referral potential.

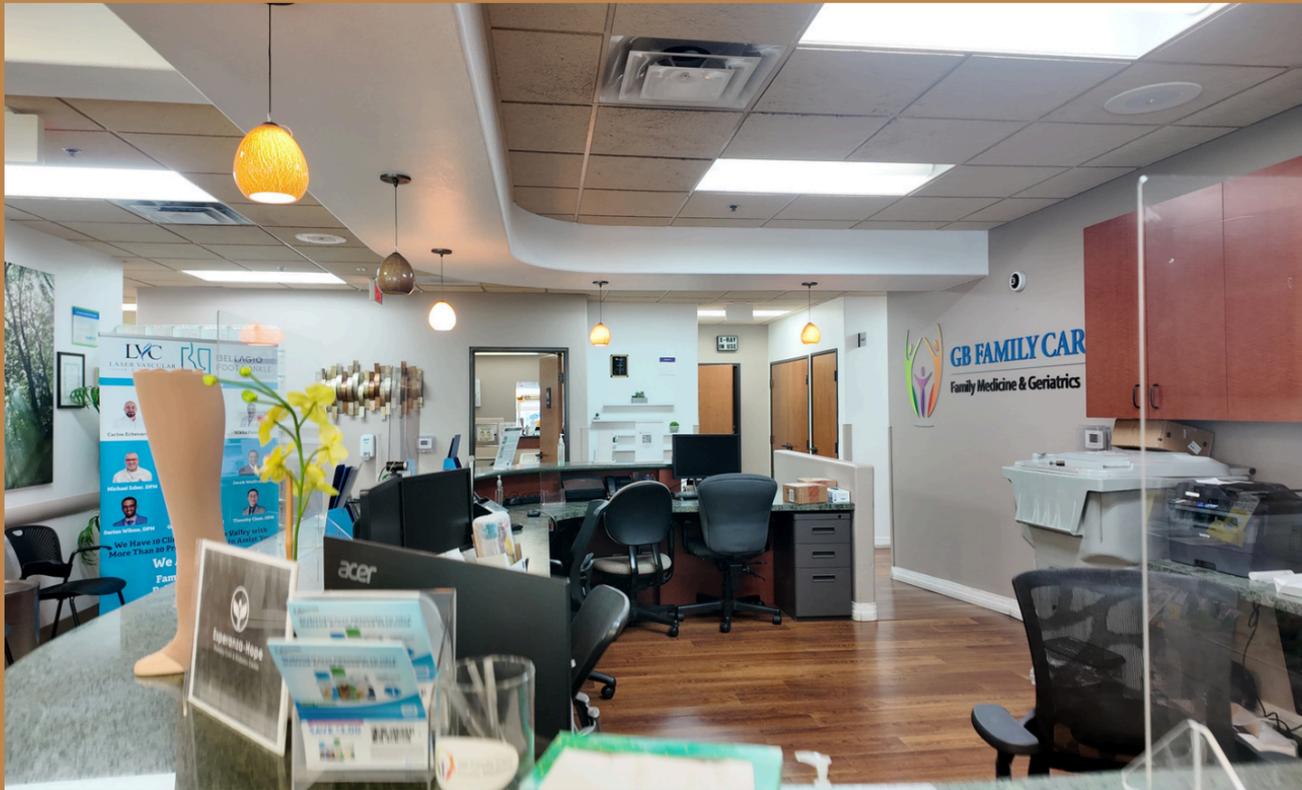


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9150 W Indian School Rd Suite 118 is a well-positioned, single-story medical office building, constructed in 2005, offering modern, built-out space of 8,276 SF. With Class B amenities, a solid parking ratio, and excellent access to major roadways, it's well-suited for healthcare or professional tenants. The presence of signage options, security, and full build-outs further increase its functional appeal.



PROPERTY PHOTOS



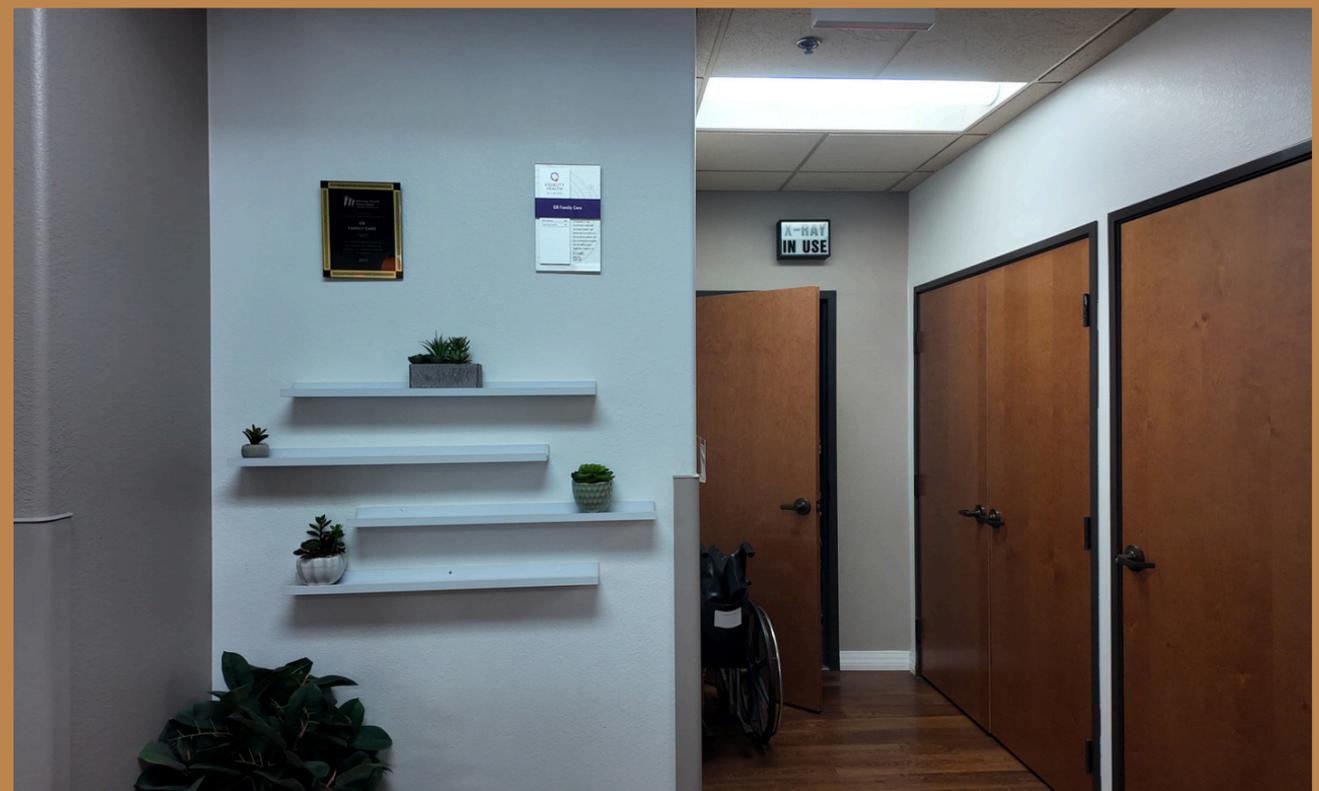
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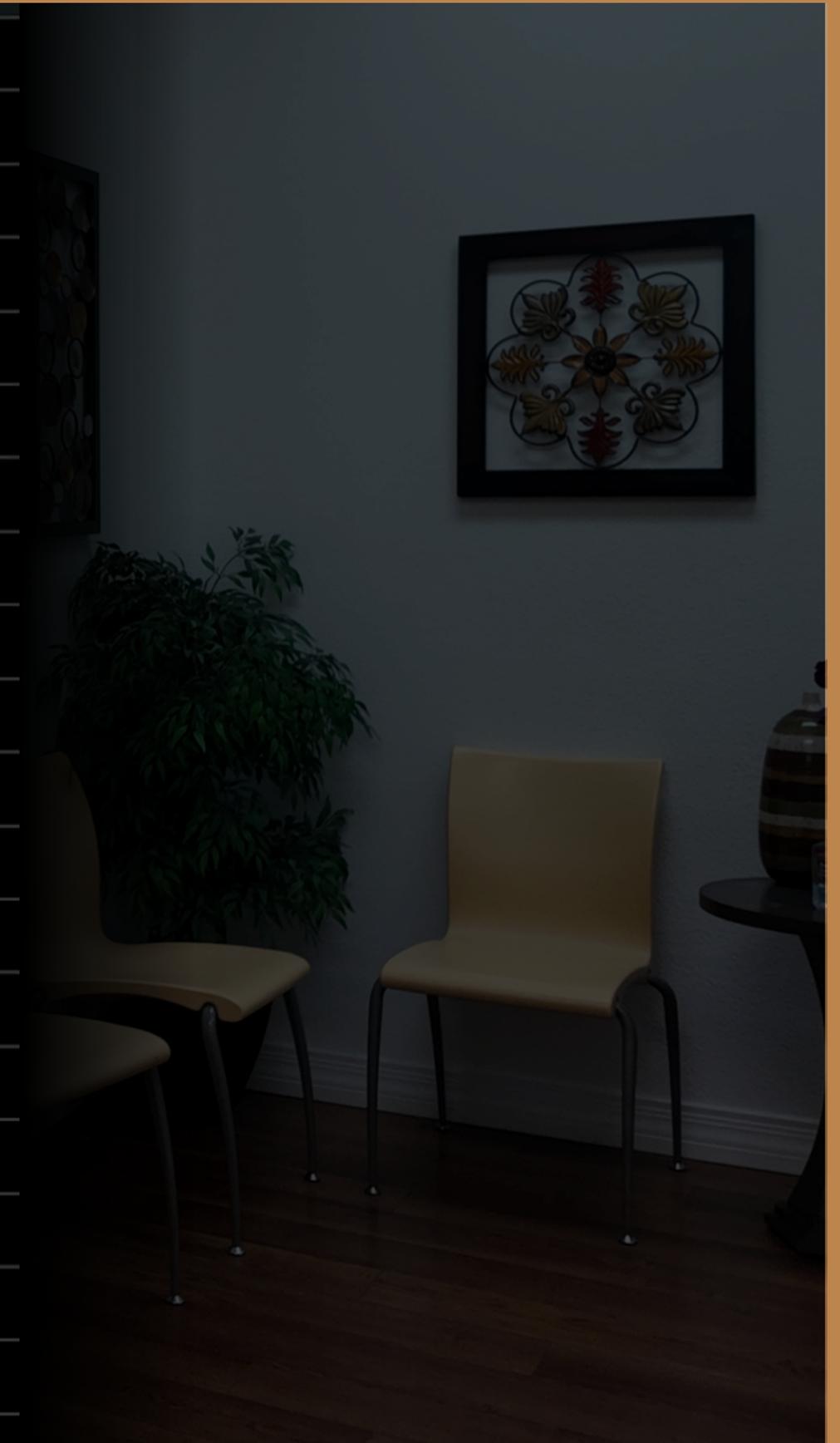
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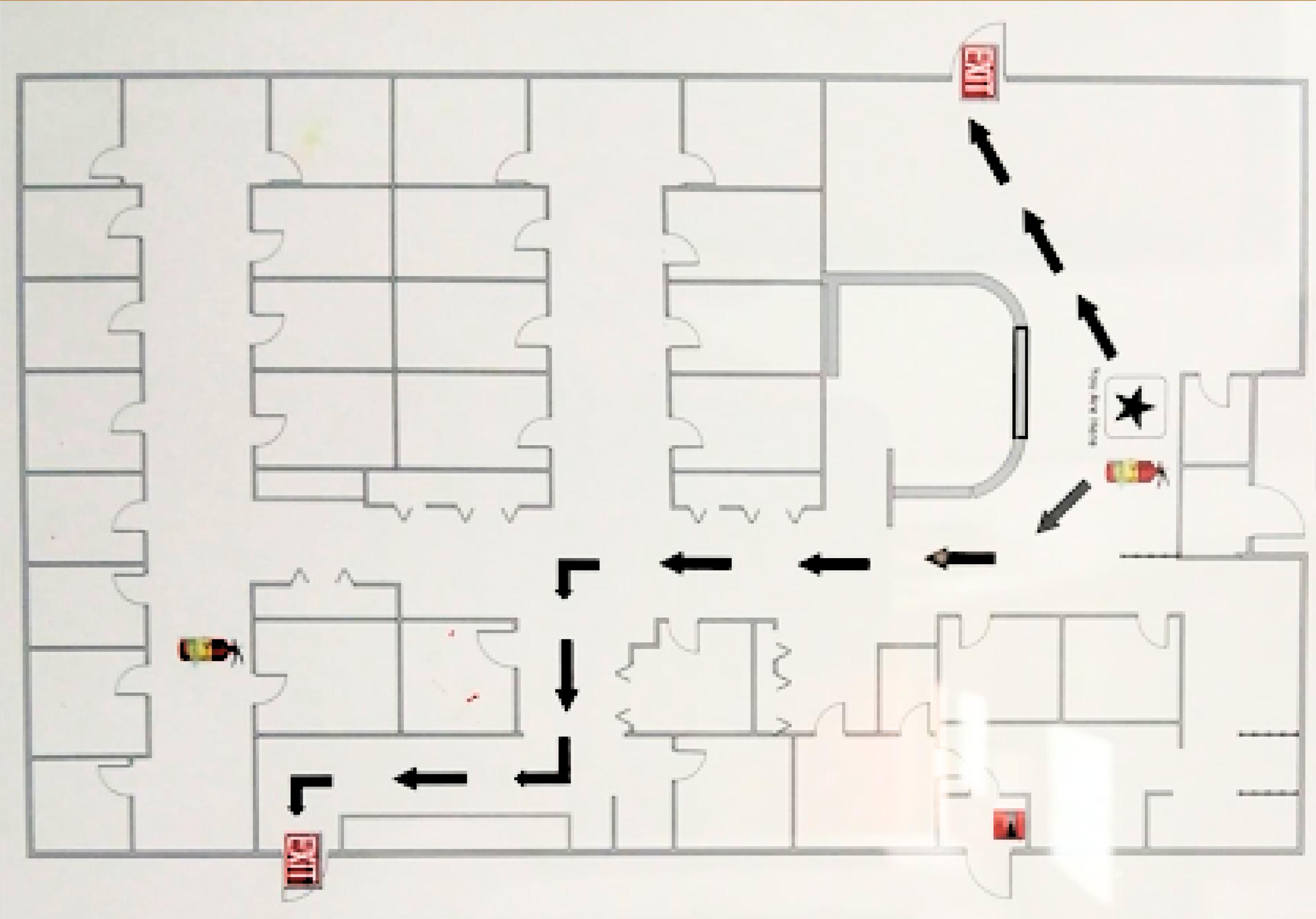
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Particulars	Amount	Comments
Annual Rent	\$297,936.00	
CAM Charges	\$301,347.00	no association
Property Tax (Pinal Co)	\$4,116.20	
Landscaping	-	
Trash	-	
Electricity	\$12,745.39	
Total Expenses	\$318,208.59	NNN
NOI (NNN)	\$297,936.00	
total sqf	8,276	
Price 6% CAP	\$4,965,600	
PARCEL	102-18-801	



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FLOOR PLAN



AERIAL OVERVIEW



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