

LEDGESTONE PLACE

±7,590 SF OWNER/USER OFFICE/MEDICAL BUILDING FOR SALE

15640 N 7th St - Building B, Phoenix, AZ 85022



JAMES LIEBERTHAL, SIOR

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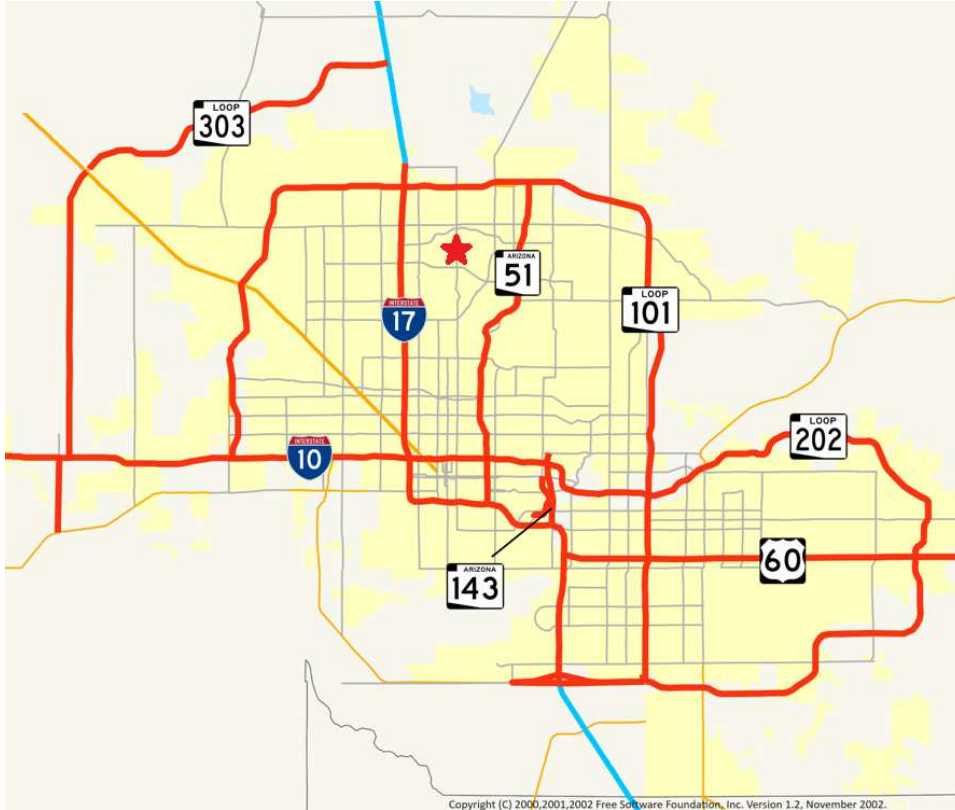


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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OFFICE/MEDICAL BUILDING FOR SALE



PROPERTY HIGHLIGHTS

- Sale Price: \$2,239,050 | ±\$295 PSF
- ±7,590 SF (Suites B-6 ±4,661 SF, B-7 ±1,050 SF, B-8 ±979 SF, B-9 ±900 SF)
- Freestanding High-End Multi-Tenant, Office/Medical Building
- Immediate Availability to Owner/User with Income Potential
- Parking: 78 Shared Parking Spaces or ±5.48/1,000 SF
- Property Part of the Ledgestone Two-Building Condominium Project
- Located in the Highly Desirable Moon Valley Submarket
- Year Built: 2003
- Zoning: C-R, City of Phoenix
- Perfect for SBA Financing with as little as 0 - 10% Down
- Close Vicinity to E. Greenway Parkway, 101 Loop and Highways 51 & 17

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BUILDING B - AVAILABILITY



AVAILABLE FOR USER



CURRENTLY OCCUPIED

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