



MULTI-TENANT DENTAL / MEDICAL / RETAIL BUILDING OWNER USER WITH INCOME OPPORTUNITY

8040 E INDIAN SCHOOL RD | STE 101, 105, 110 | SCOTTSDALE, AZ 85251

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COBAC

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



About the Property

ADDRESS	8040 E Indian School Rd Scottsdale, AZ 85251
TOTAL BUILDING SIZE	±5,718 SF
RECENT BUILDING IMPROVEMENTS	\$135,000 Invested on Cap Ex this year
SALE PRICE	Contact Agent
EXPENSES	\$7.42/SF
YEAR FORWARD NOI	\$20,539.57
YEAR BUILT/REMODELED	2005/2026
ZONING	C-1, Scottsdale
PARKING RATIO	7.00/1,000
TENANCY	Multiple

Building Floor Plan

Suite 101

±1,453 SF

Layout Includes:
Reception, Waiting Area,
2 Exam Rooms, Office,
X-Ray, Kitchen, Restroom

Suite 105

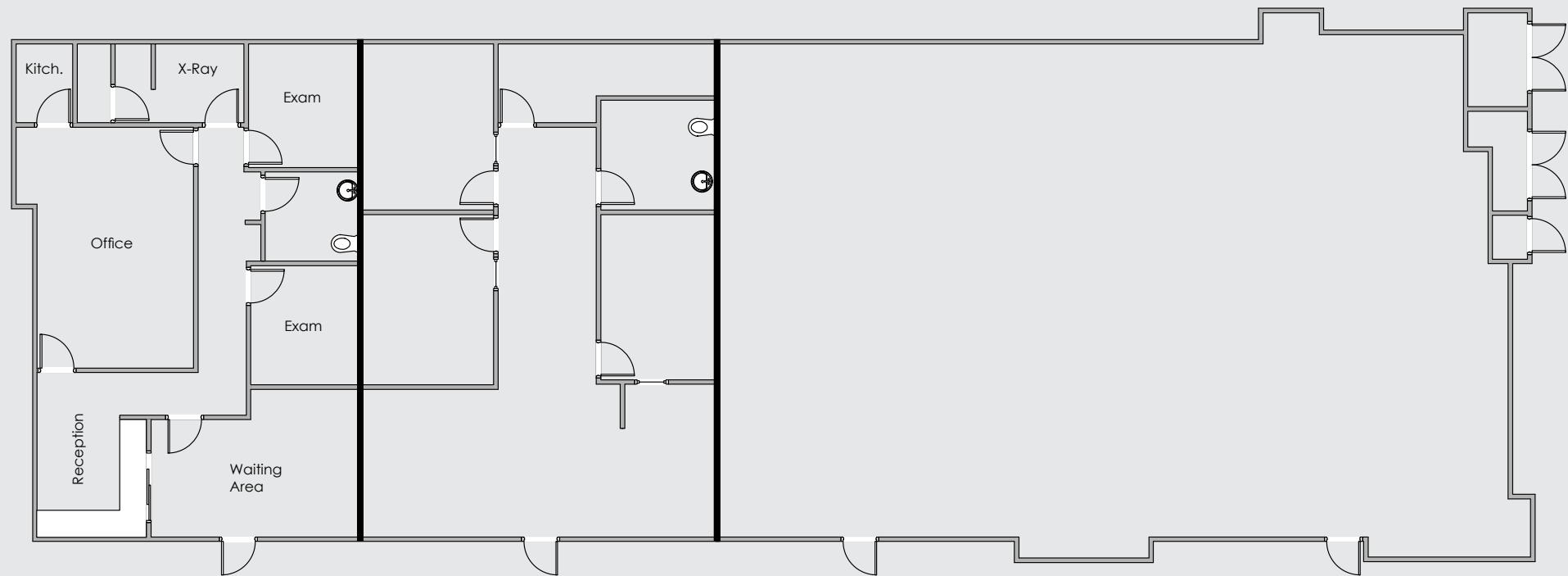
±1,236 SF

Layout Includes:
Reception, 3 Offices, Restroom

Suite 110 (Currently in Shell Condition)

±3,029 SF

Layout:
Shell Condition



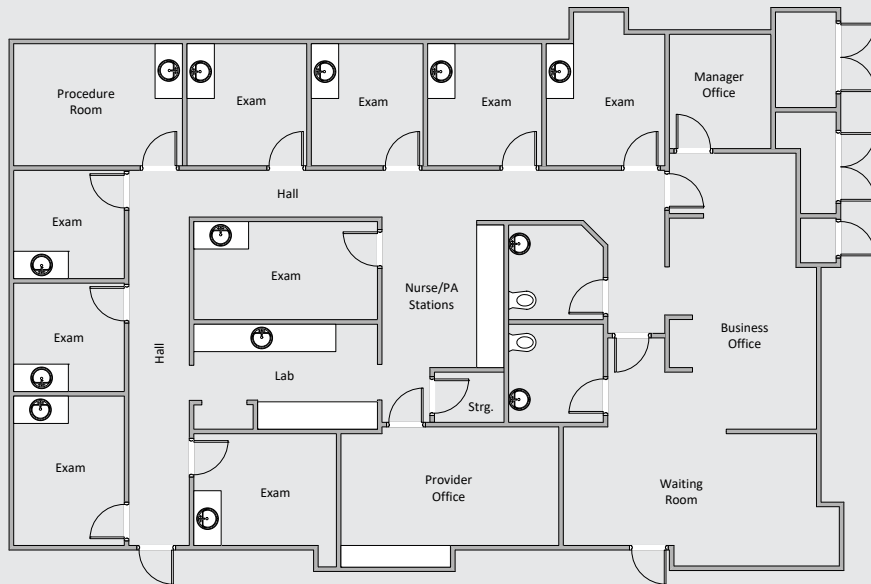
Suite 110 Conceptual Floor Plans

±3,029 SF

Conceptual Medical Build-Out

Layout:

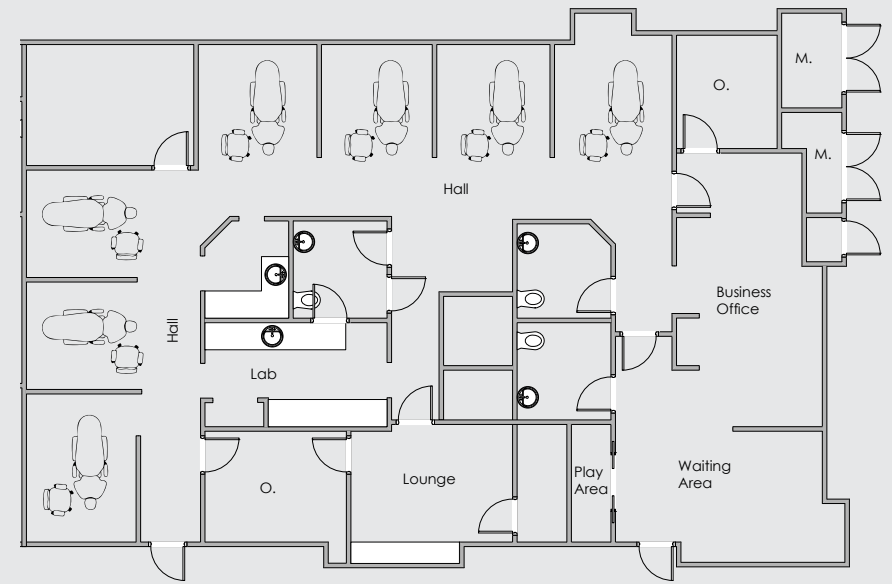
9 Exams, Procedure Room, Provider Office, Nurse Station Storage



Prior Dental Build-Out *All Plumbing & Electrical is in Place

Layout:

7 Operatories, Lab, 3 Offices, Sterile Area, X-Ray/Pano Area, Break Room, Consult Rooms, Equipment Rooms, Restroom



Tenant Overviews



Better Health Solutions | Chiropractic Care

Suite 101

A premier chiropractic clinic dedicated to improving overall wellness and providing effective pain relief. Specializing in spinal adjustments, auto accident injury rehabilitation, and holistic patient care, their experienced team helps a diverse clientele achieve optimal health, mobility, and quality of life.

drkhayami.com



Mac Masters | Mac & iPhone Repair

Suite 105

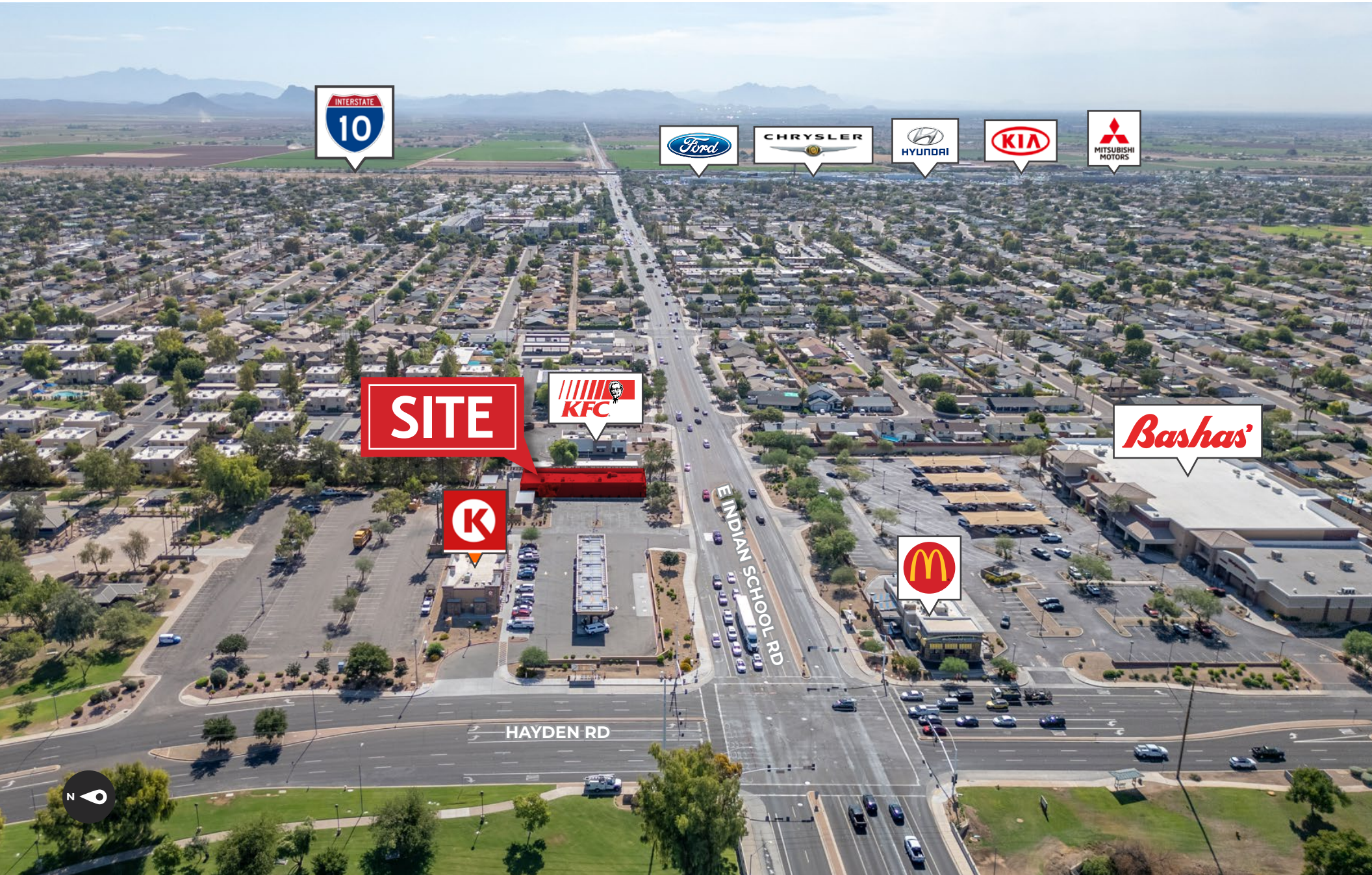
The go-to local expert for professional Apple product repair. They offer reliable and efficient service for iPhones, iPads, and Mac computers, handling everything from screen replacements and battery swaps to complex data recovery. Their technicians provide high-quality solutions to keep personal and business devices running smoothly.

macmasterservice.com

MULTI-TENANT DENTAL/RETAIL BUILDING



MULTI-TENANT DENTAL/RETAIL BUILDING



Site Map





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STE 101, 105, 110
SCOTTSDALE, AZ 85251

For more Information, Please Contact an
Exclusive Listing Agent

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The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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