



Medical/Office Condos for SALE

12647 – 12691 W Smokey Dr, Surprise, AZ 85378

FOR SALE: **Building A:** +/- 2,120-6,359 SF

FOR SALE: **Building C:** +/- 2,120-6,359 SF

FOR SALE: **Building E:** +/- 2,120-6,359 SF

FOR SALE: **Building G:** +/- 4,140-9,317 SF



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Mature landscaping, covered parking structures, uncovered parking, outside common area lighting and ingress and egress already in place, sidewalks roadways and all utilities, property is adjacent to a Lake, backs onto a greenbelt and provides walkable access to restaurants and retail amenities.

Build your custom office!

Shell can be built within 12 months of closing.

Property Overview

- Zoned C-2
- Parking 5/1000
- Covered parking structures
- Monument Signage Available
- Mature landscaping
- Property adjacent to existing retail, greenbelt park, and coffee shops/restaurants
- HOA fees 2024 (owner/user) +/- \$750 SF
- Estimated Property Tax \$2.75 SF



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A

FOR SALE: Building A - +/- 2,120-6,359SF



C

FOR SALE: Building C - +/- 2,120-6,359SF



E

FOR SALE: Building E - +/- 2,120-6,359SF



G

FOR SALE: Building G - +/- 4,140-9,317SF



12647 Smokey Dr, Surprise, AZ

Fully landscaped, covered parking structures, striped uncovered parking, outside common area lighting.

Property is adjacent to a Lake, 4 drive through restaurants and backs on to a large green belt.

For Sale or Lease:

- +/- 2,253 RSF (shell)



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AREA DETAILS



141,664
Population



51,125
Households



110,738
Daytime Population



\$84,672
Average Household
Income



41.2
Median Age



7,000+
Businesses



20,440
Jobs



819
Employers



40 Min
to Sky Harbor



200,000+
Spring Training

*source City of Surprise



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Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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