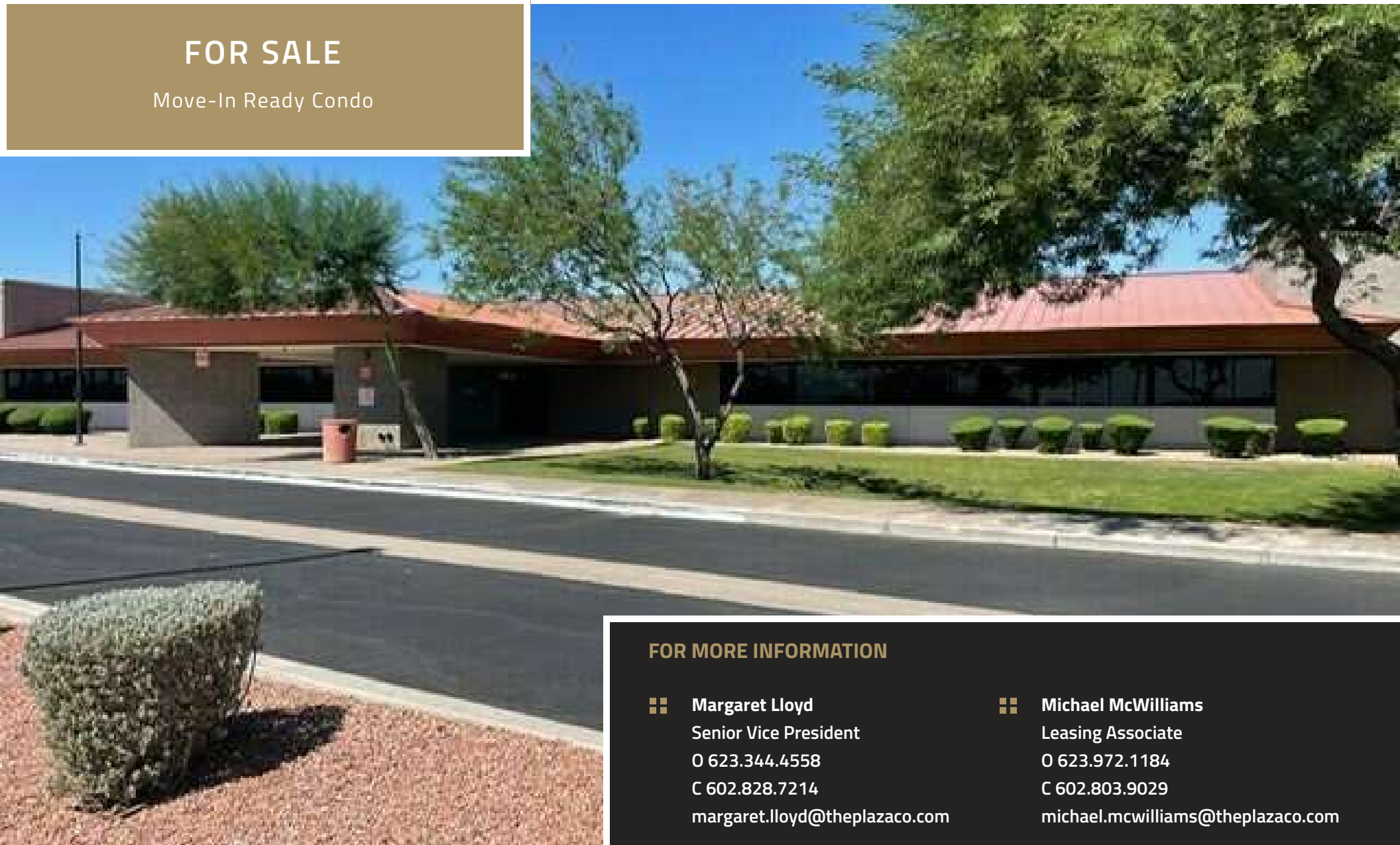


**FOR SALE**

Move-In Ready Condo



## FOR MORE INFORMATION

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## Executive Summary



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$800,000
<b>Unit Size:</b>	2,205 SF
<b>Zoning:</b>	PAD City of Avondale
<b>APN:</b>	501-71-970
<b>2024 Taxes:</b>	\$5,478.16
<b>Property Website:</b>	<a href="https://properties.theplazaco.com/1435024-sale">properties.theplazaco.com/1435024-sale</a>

### PROPERTY OVERVIEW

Introducing a prime owner/user opportunity in Litchfield Park, AZ located within a professional office and medical condo complex located at 13575 West Indian School Road, Unit 500. Built in 2018, this modern property has recently undergone a beautiful renovation of the common area lobby offering a sleek and professional environment, perfect for a range of office and medical uses. The 2,205 square foot suite is strategically located directly at the main lobby entry with convenient parking and a move-in ready buildout for a medical or professional office user. Whether considering this for your business, or leasing it as an investment, this rare west valley condo is a great opportunity.

### PROPERTY HIGHLIGHTS

- Move-in ready medical or professional office suite
- Close to West Valley Hospital and Banner Estrella Medical Center
- Modern Class B professional building
- Beautifully renovated lobby
- 2,205 SF Unit strategically located at lobby entrance
- Built in 2018, lobby renovation 2024
- Quality construction
- Well maintained and professionally managed
- Complex 100% occupied



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Additional Photos



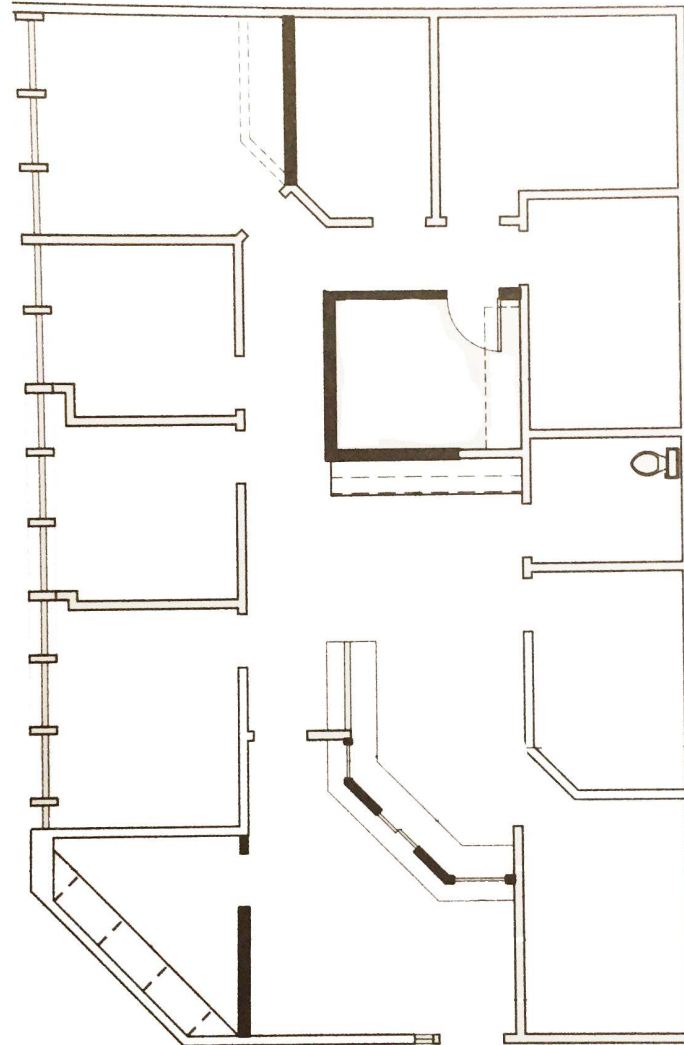
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## Plans



### Suite 500

- 2,205 rsf
- 8 exam/offices
- 1 handicap restroom
- Storage
- Admin/waiting area



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## Site Plans



13575 W Indian School Road - Suite 500



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**Location Map**



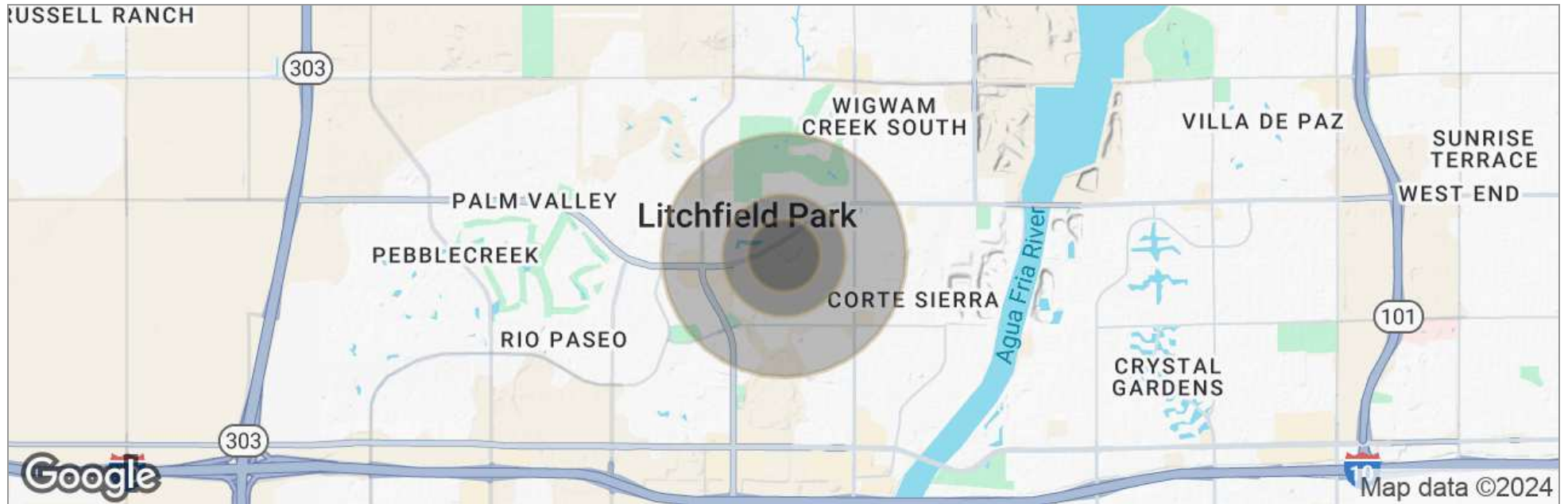
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## Demographics Map



	0.3 Miles	0.5 Miles	1 Mile
Total Population	982	2,713	11,675
Population Density	3,473	3,454	3,716
Median Age	37	37	39
Median Age (Male)	35	36	38
Median Age (Female)	38	38	40
Total Households	308	869	3,986
# of Persons Per HH	3.2	3.1	2.9
Average HH Income	\$135,777	\$135,379	\$128,624
Average House Value	\$520,095	\$527,654	\$509,004

\* Demographic data derived from 2020 ACS - US Census

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