

# 606 N COUNTRY CLUB DR

Mesa, AZ 85201 - Freestanding Medical/Office Building for Sale



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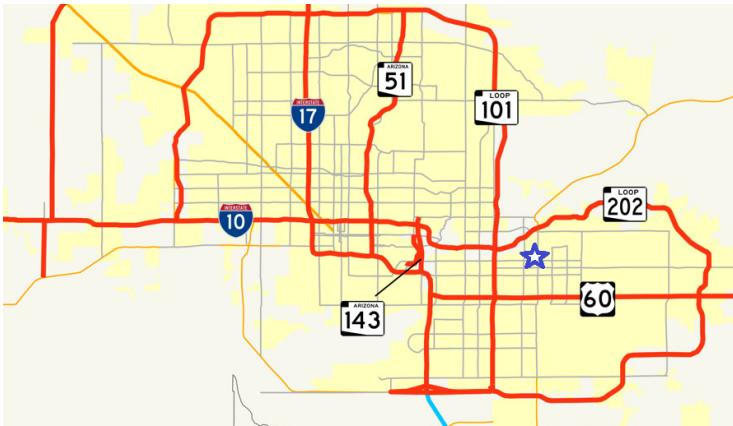


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## MEDICAL/OFFICE BUILDING FOR SALE



### PROPERTY HIGHLIGHTS

- Freestanding/Stand-Alone Building
- Former Medical Office - Easily adaptable to general office or specialty use
- Excellent Visibility & Frontage on N. Country Club Drive
- Ample On-Site Parking ±6.16/1,000 SF, Covered & Uncovered
- Strong Mesa Location with convenient access to Loop 202, Downtown Mesa restaurants, shopping and surrounding amenities
- Ideal Uses: Medical/Healthcare, Professional or Corporate Office, Educational or Training Facility, Financial Services, Specialty Commercial

### PROPERTY DESCRIPTION

Located at 606 N Country Club Drive, this ±12,212 SF freestanding commercial building presents an exceptional opportunity for an owner-user seeking a highly visible and versatile property in the heart of Mesa. Formerly utilized as a medical facility, the building is well-suited for medical, professional office, or specialty commercial use, offering flexible configuration options to accommodate a wide range of business needs.

### OFFERING SUMMARY

Sale Price:	\$1,950,000 (±\$160 SF)
Building Size:	±12,212 SF
Lot Size:	±49,440 SF

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

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## FLOORPLAN



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## PROPERTY LOCATION



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