



**1187+/-SQ FT OFFICE/MEDICAL SPACE FOR SALE
IN NORTH SCOTTSDALE**

Scottsdale Ridge-Bldg L-105
7344 East Deer Valley Rd, Suite 105, Scottsdale Az 85255

PROPERTY SUMMARY

OFFERING SUMMARY	
Price	\$525,000
Property Size	1187 +/-sq ft
APN	212-03-471
ZONING	C-O
HOA/CAM	\$280.12
YEAR BUILT	2006
Parking	2 covered reserved spaces
Taxes	\$3325.82

Virtual Tour link
<https://www.tourfactory.com/3154400>



Matterport Link - Explore in 3D
<https://my.matterport.com/show/?m=b9cpye3orwG>

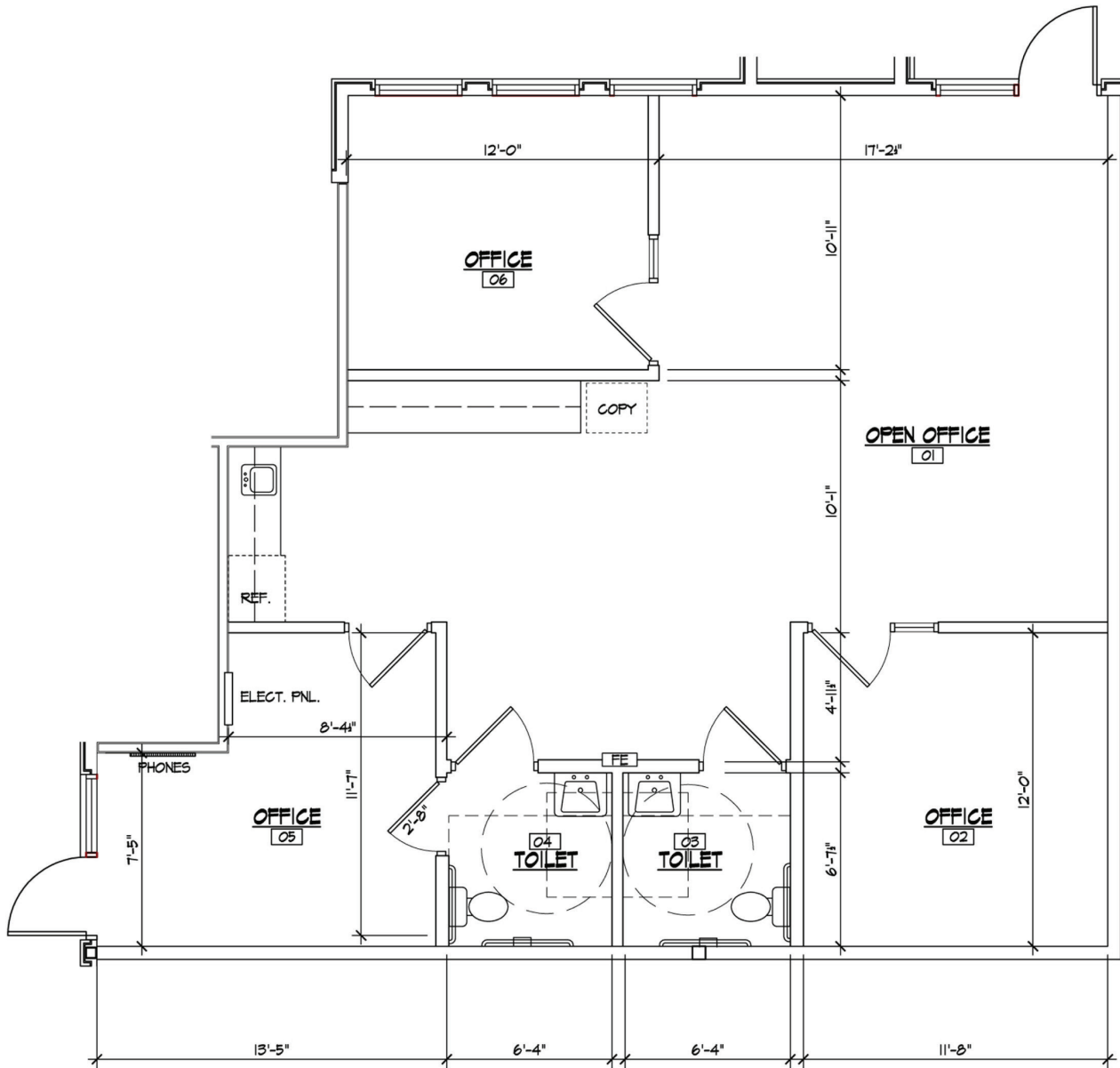
PROPERTY HIGHLIGHTS

- 3 Offices/Lobby and open area. One office currently used as Break room
- Office/Medical Office Condo with flexibility to add cubicles or offices or exam rooms
- Corner Suite with 2 separate entrances
- Reception Area
- High Ceilings with Natural light
- Single Story
- Signage
- Highly Desirable and convenient access to Scottsdale Road and loop 101
- Amenity rich location with abundant retail, medical related and dining facilities nearby
- Wheelchair Accessible
- Security System
- High Speed Internet
- Plenty of extra parking
- Current and past uses include Business Office, Pilate, Medical Lab Draw. Physical Therapy

INTERIOR PHOTOS



FLOOR PLAN



FLOOR PLAN

Contact Nick Sabnani Seller at
 Cell: 925 389 3554 and
 email is nicksabnani@gmail.com

Seller is licensed Realtor in California

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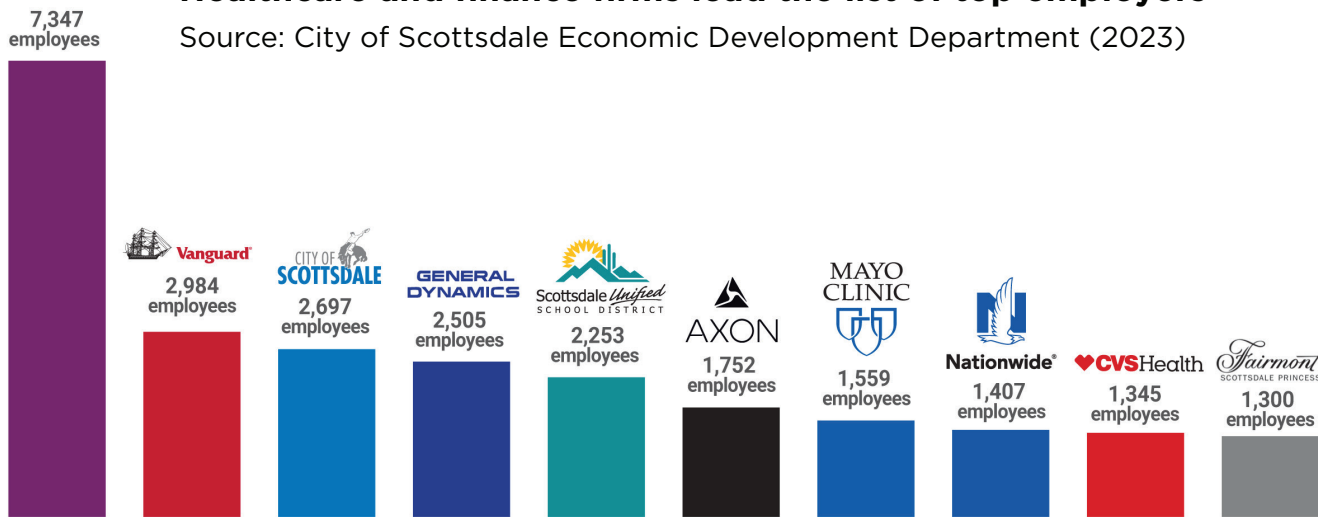
PROPERTY AERIAL



HONORHEALTH.

Healthcare and finance firms lead the list of top employers

Source: City of Scottsdale Economic Development Department (2023)



*Excludes grocers, convenience stores and traditional retail stores.

Almost 40% Scottsdale employees have a decade or more of experience.
Source: City of Scottsdale

More people come to work in Scottsdale each day than leave to work in other communities.
Source: U.S. Census inflow/Outflow Analysis (2020)

Scottsdale has more than **200,000** jobs