



Freestanding Office For Sale or Lease

38246 N HAZELWOOD CIRCLE | CAVE CREEK, AZ 85331

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to Purchase or Lease 38246 N. Hazelwood Circle, located in the heart of downtown Cave Creek. Formerly operated as a daycare/school, the property features a substantial amount of open space and a flexible two-story design, making it well suited for office or potential retail use. The building consists of approximately $\pm 2,998$ square feet and can be subdivided to accommodate a variety of users.

A fully gated yard located at the rear of the property provides added functionality and value, offering a unique feature not commonly found in comparable downtown Cave Creek properties. Offered for sale at \$975,000 or for lease at \$22.00 PSF Modified Gross, this property presents an attractive opportunity for owner/users or tenants seeking a well-located building with character and adaptability in one of the area's most desirable submarkets.



OFFERING SUMMARY



Sale Price: \$975,000



Lease Rate: \$22.00/SF (MG)



Building Size: ±2,998 SF



Lot Size: ±0.44 AC (±19,200 SF)



Year Built: 2005



Zoning: TCC
([Click to View Zoning](#))



2025 Taxes: \$2,311.6 (\$0.77/SF)

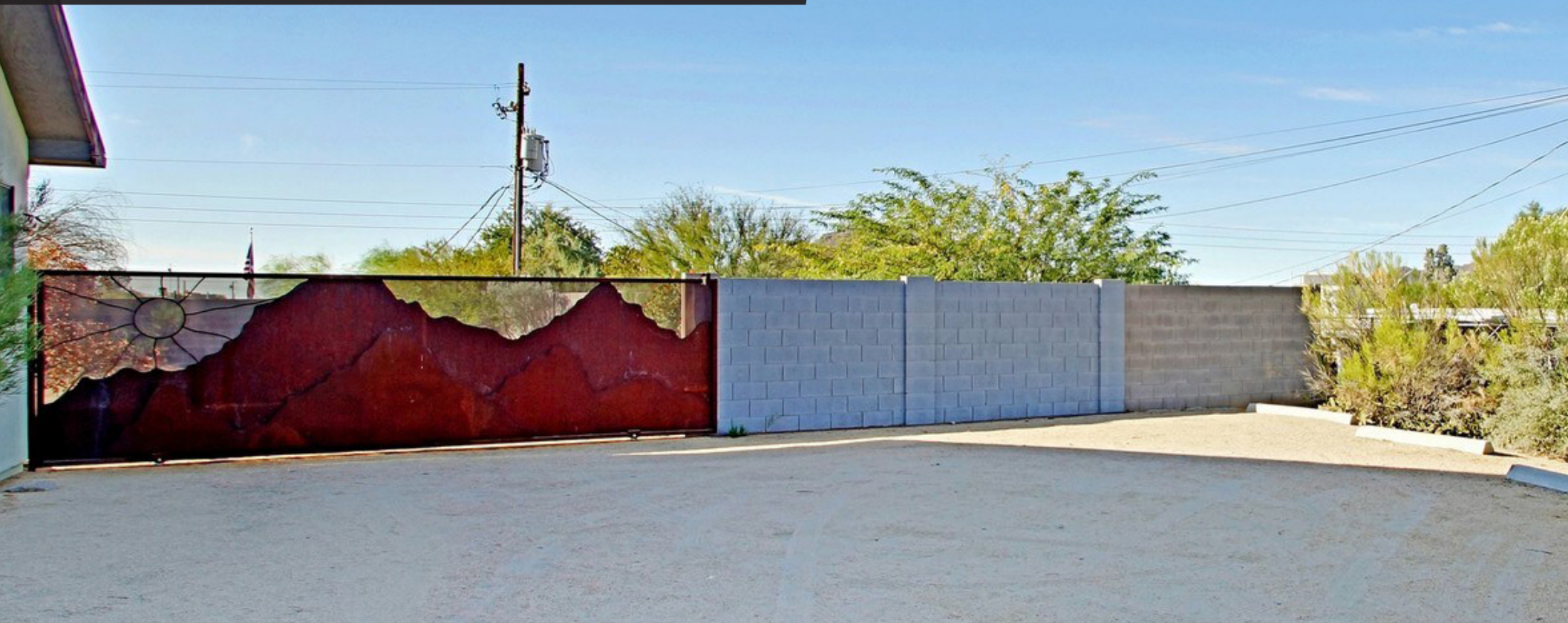


Parcel Numbers: 211-08-011B



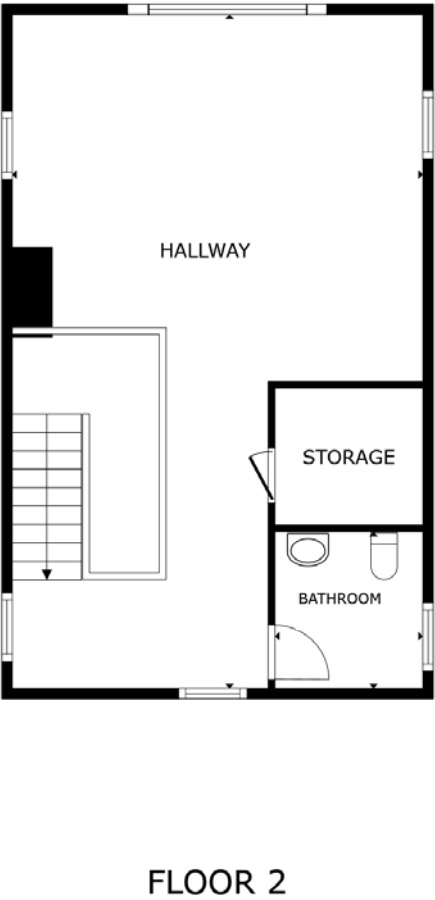
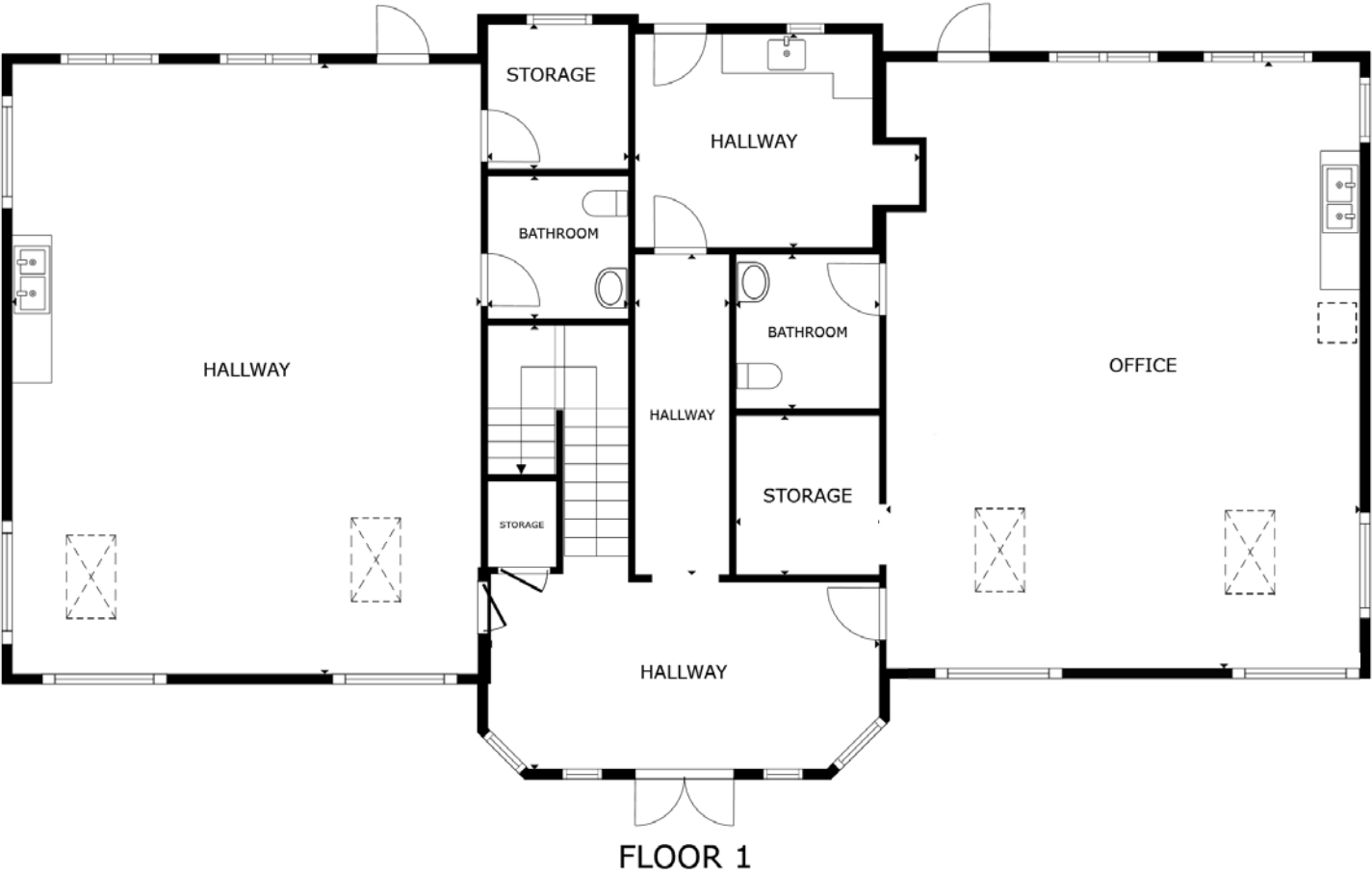
PROPERTY HIGHLIGHTS

- Flexible ±2,998 SF building with the ability to subdivide
- Fully gated rear yard offering rare outdoor functionality
- Former daycare/school adaptable for office or potential retail use
- Open floor plan with a versatile two-story design
- Located in the heart of Cave Creek

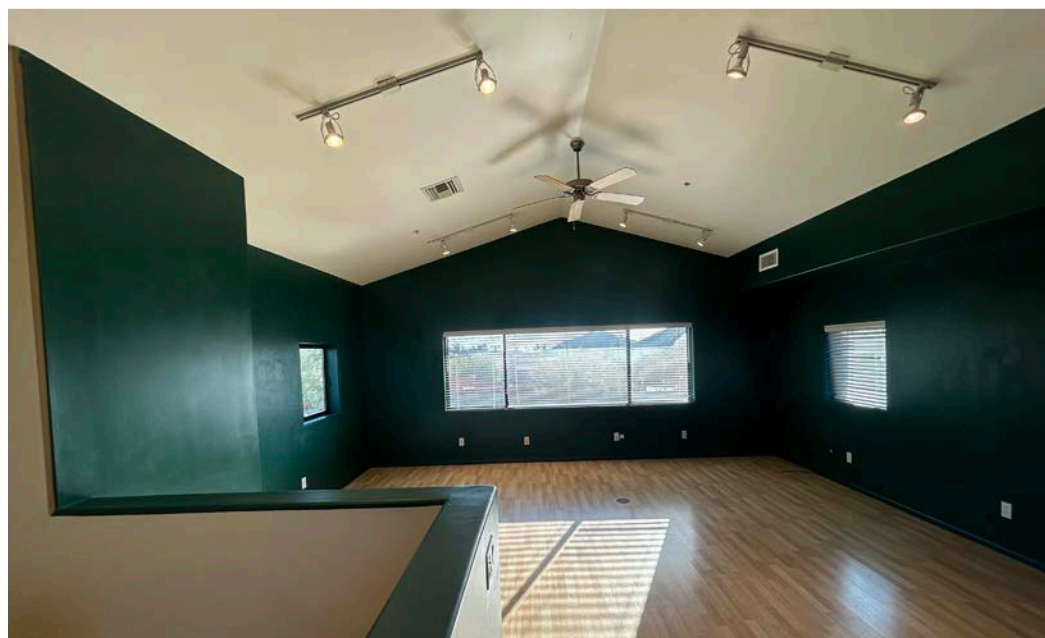


FLOOR PLAN - ±2,998 SF

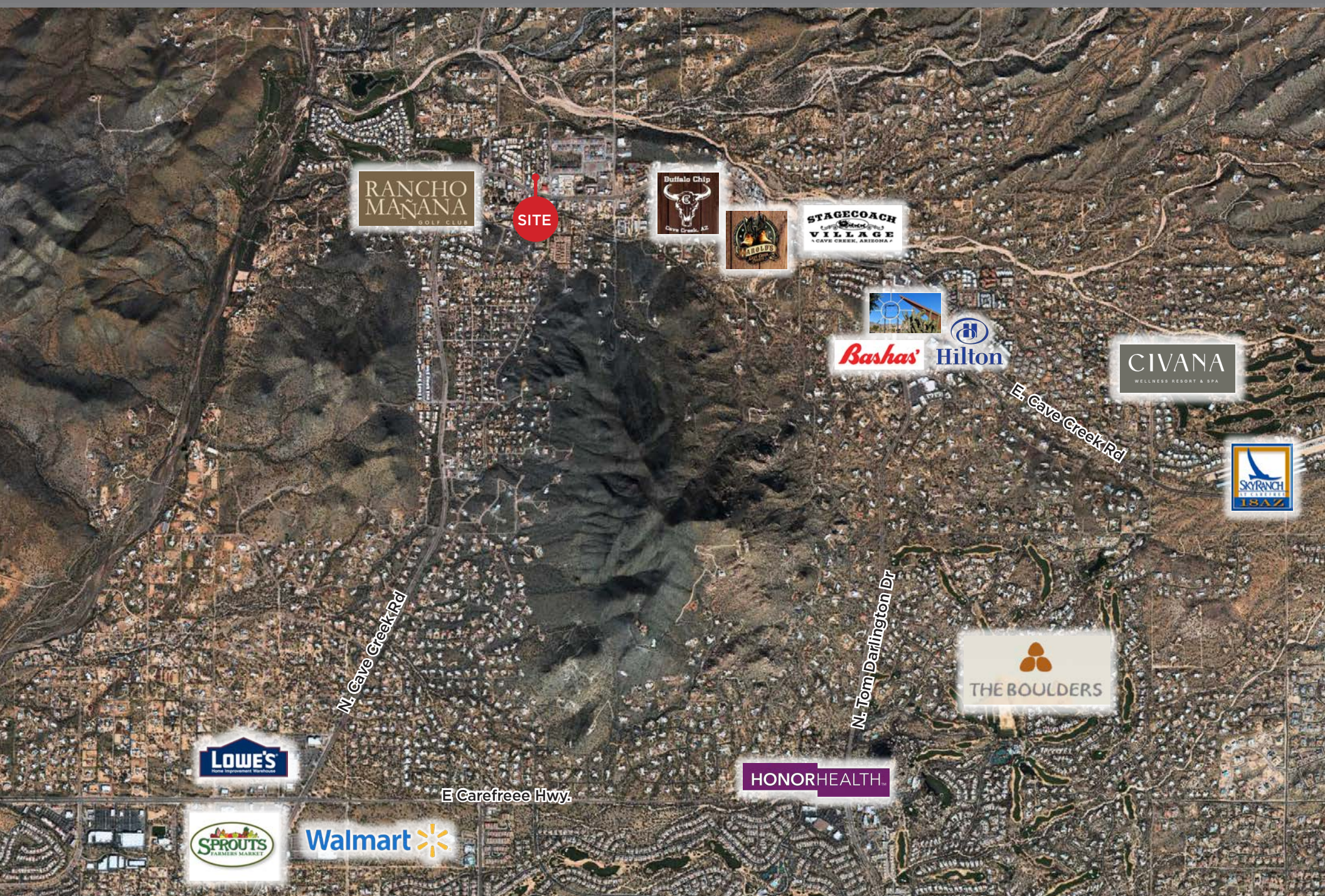
 [VIEW VIRTUAL TOUR](#)



PHOTOS



AERIAL OVERVIEW



LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

ZAK KOTTLER
PARTNER
480.272.1493
zkottler@levrose.com

JOE COSGROVE
PARTNER
480.628.4753
jcosgrove@levrose.com

HUNTER CHASSE
VICE PRESIDENT
480.421.8822
hchasse@levrose.com

BILLY COWAN
ADVISOR
bcowan@levrose.com
760.585.5415

WWW.LEVROSE.COM