



# Northwest Valley Flex Condo For Sale



## Olive Business Park Unit 413

9299 WEST OLIVE AVENUE, PEORIA, AZ 85345

### PRESENTED BY:

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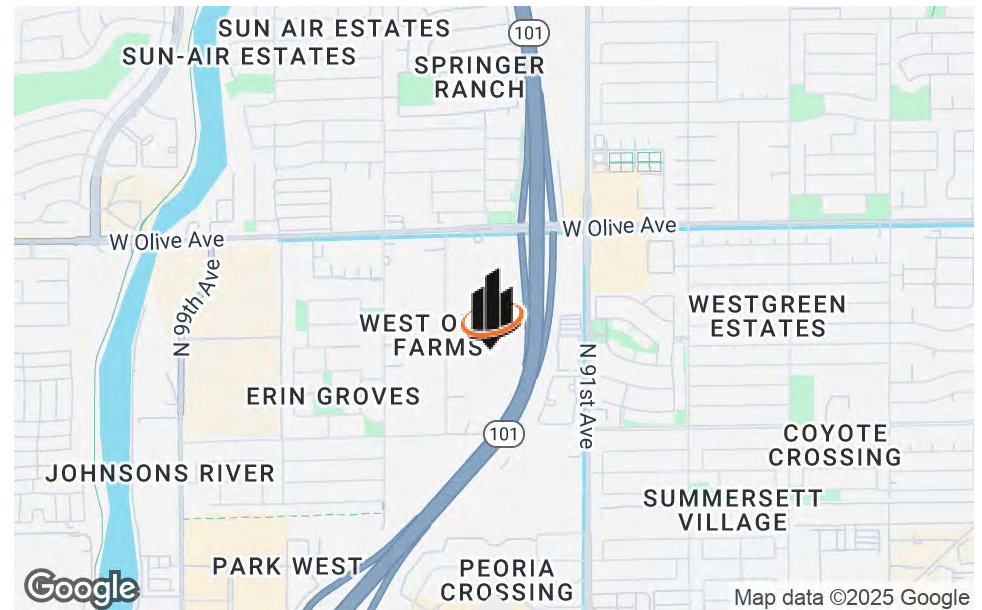
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## PROPERTY DETAILS & HIGHLIGHTS

<b>UNIT</b>	413 (Double End Cap Unit)
<b>SALE PRICE:</b>	\$1,625,000
<b>SALE PRICE/PSF:</b>	\$264.83 PSF
<b>PROPERTY TYPE</b>	Industrial/Flex
<b>APN</b>	142-55-896
<b>BUILDING SIZE</b>	6,136 SF
<b>YEAR BUILT</b>	2006
<b>NUMBER OF FLOORS</b>	2 (w/ Mezzanine Office)
<b>2025 PROPERTY TAX:</b>	\$8,854.94 per year
<b>ASSOCIATION DUES:</b>	\$833.47 per month

SVN Desert Commercial Advisors is pleased to present a flex condo opportunity for sale in the heart of the Northwest Valley. This 6,136 SF industrial property, constructed in 2006, offers a strategic endcap location with Loop 101 Freeway frontage, ensuring maximum visibility. Boasting 60% warehouse and 40% office space, it comes equipped with two 12' x 14' grade level doors for seamless operations. Ideal for various business ventures, the property includes monument signage availability, enhancing its commercial appeal. With a BPI zoning, this property presents a compelling opportunity for industrial, warehouse, quasi retail, or distribution occupiers seeking a strategic foothold in the flourishing Peoria submarket.

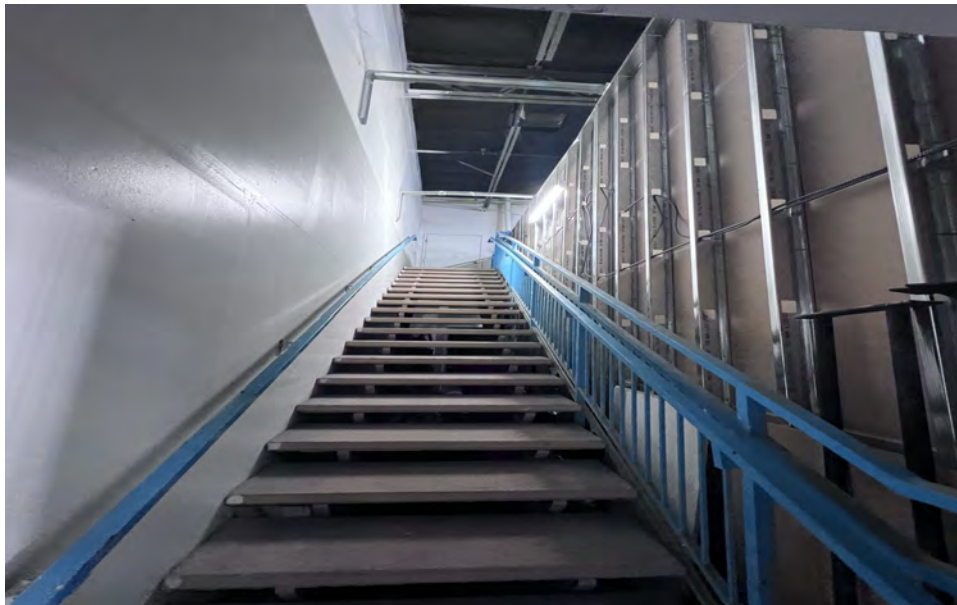


- Endcap Unit w/ Loop 101 Freeway Frontage
- ±6,136 SF w/ ±60% Warehouse ±40% Office and Mezzanine
- Three (3) Restrooms, One (1) w/ Shower
- Fully Air Conditioned
- Two (2) 12' x 14' Grade Level Doors
- Formerly CrossFit Gym
- Monument Signage Availability
- BPI Zoning - City of Peoria
- Loop 101 Freeway Exposure
- Close Proximity to Westgate/Tanger Outlets, Future Via Resort, Park West, and Gateway Pavilions Retail Amenities
- Professionally Managed Association
- Tenant In Place Until January 31st, 2026.

## INTERIOR PHOTOS



## ADDITIONAL INTERIOR PHOTOS



# TRAFFIC COUNTS



## FLOOR PLAN: ±6,136 SF



\*Not to scale - Buyer and its representatives to independently verify accuracy

# LOCAL AMENITIES



## DISCLAIMER

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## FOR MORE INFORMATION:



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