

# OFFICE/MEDICAL BUILDING FOR SALE

OWNER/USER WITH INCOME  
OR REDEVELOPMENT OPPORTUNITY



10211 N 32ND STREET | PHOENIX, AZ 85028

## THE OFFERING:

<b>SALE PRICE</b>	\$2,175,000
<b>PROPERTY TYPE</b>	Office/Medical
<b>BUILDING SIZE</b>	±12,799 SF
<b>LOT SIZE</b>	±1.0 AC
<b>ZONING</b>	C-O
<b>PARCEL</b>	165-02-006J
<b>PARKING</b>	42 Spaces
<b>2023 TAXES</b>	\$13,878.98
<b>2024 TAXES</b>	\$13,758.98

## HIGHLIGHTS:

- Owner/User Opportunity on 32nd Street
- Surrounded by Medical and Retail amenities galore
- Ideal Office or Medical HQ, or Day Care/Preschool
- Just South of Shea Boulevard and a block from Highway 51
- Existing income in place for three long standing Tenants
- Buyer/User can occupy the entire project



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