

# FREESTANDING SUN CITY MEDICAL BUILDING FOR SALE

**10192 WEST COGGINS  
SUN CITY, ARIZONA 85351**

**PRICE \$950,000 (\$210.00 PSF)  
±4,522 SQUARE FEET**



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**14350 North 87th Street  
Suite 180  
Scottsdale, AZ 85260**

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## SUMMARY

<b>Address:</b>	<b>10192 West Coggins Sun City, Arizona 85351</b>
<b>Size:</b>	<b>±4,522 Square Feet on ±18,948 Square Feet</b>
<b>APNs:</b>	<b>200-82-009U</b>
<b>Parking:</b>	<b>37 Parking Spaces</b>
<b>Sale Price:</b>	<b>\$950,000 (\$210.00 per SF)</b>
<b>Highlights:</b>	<b>Formerly Occupied By Successful Medical Practice for 40 Years 10 Exam Rooms, 5 Offices, 3 Restrooms Well Appointed Homey Reception Area Prominent Monument Signage on Coggins Easy Access From Grand Avenue Building Signage Could Face Grand Avenue Excellent Opportunity To Create Identity in Sun City</b>

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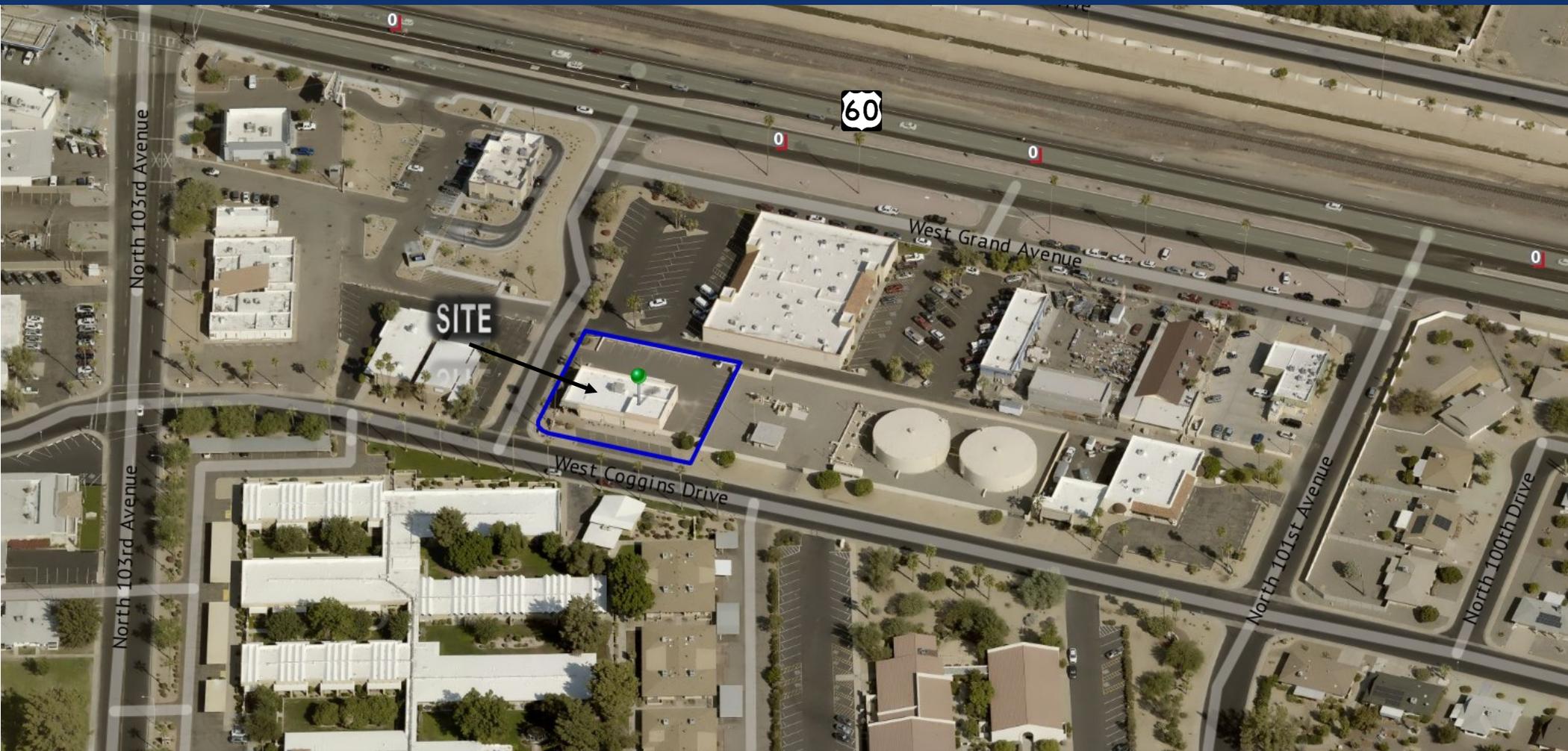
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## PARCEL AERIAL



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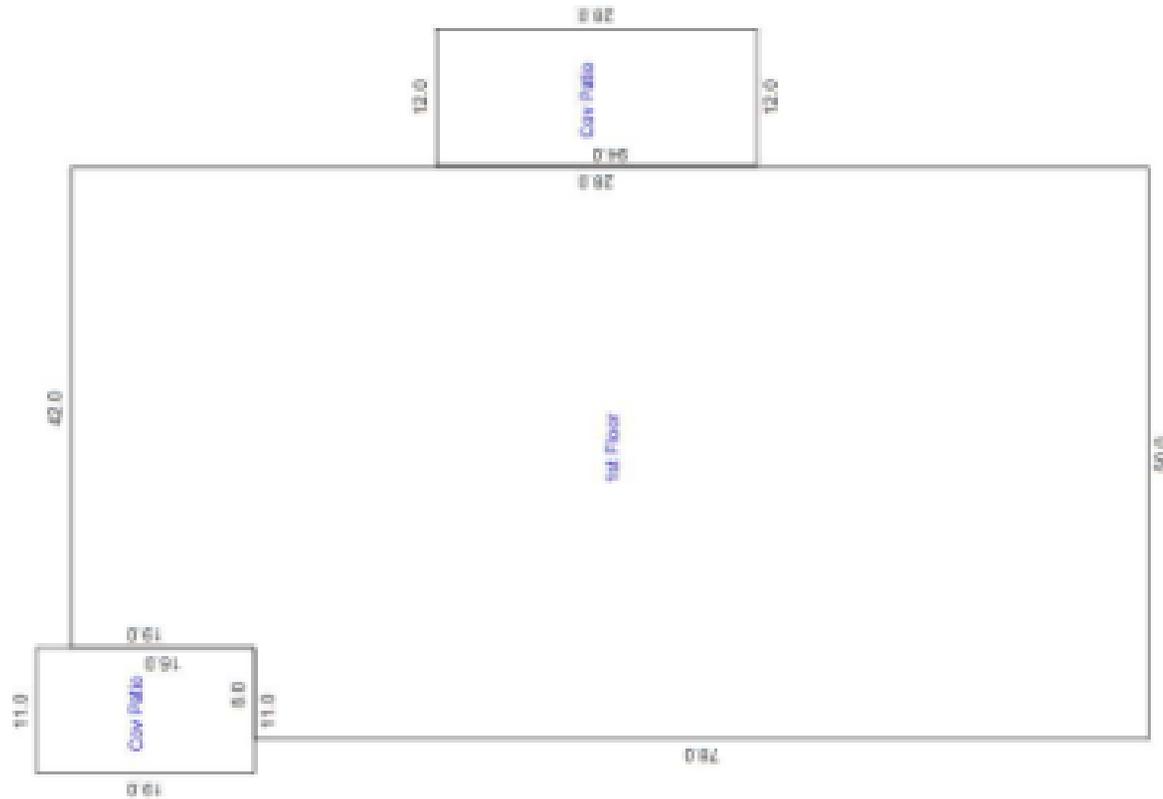
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## LAYOUT



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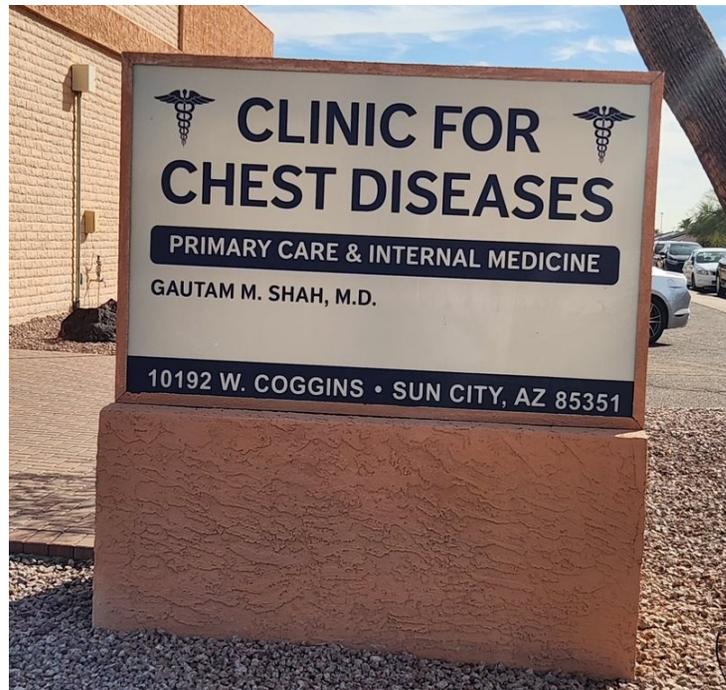
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## PHOTOS



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## LOCATION MAP



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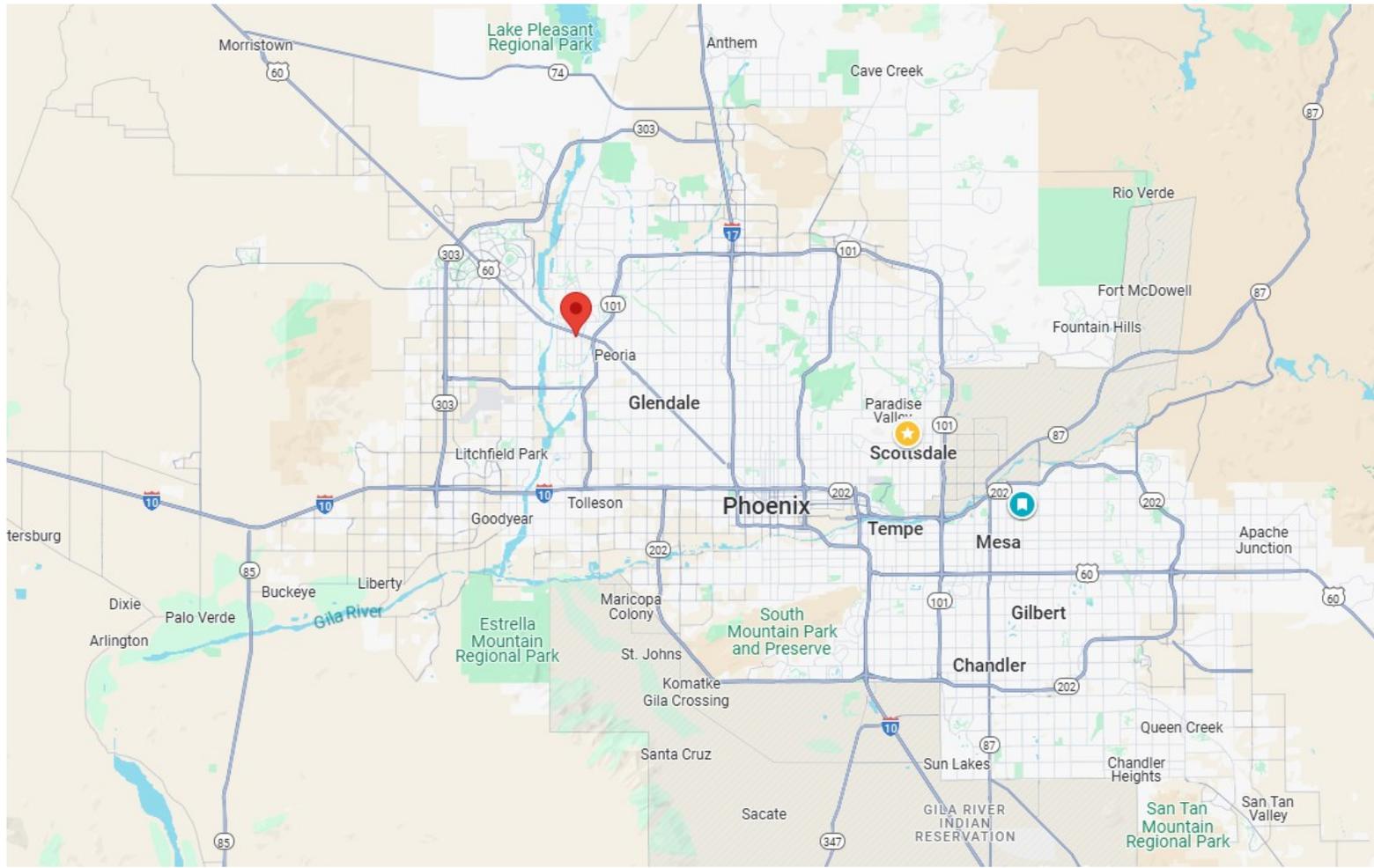
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## REGIONAL MAP



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