



# PALM VALLEY PROFESSIONAL

2960 N Litchfield Rd | Goodyear, AZ 85395

**±3,848 SF Medical Building  
OWNER/USER  
with Income  
FOR SALE**

For More Information, Please Contact:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)



# MULTI-TENANT MEDICAL OFFICE AVAILABLE FOR SALE

**Palm Valley Professional** in Goodyear, Arizona, presents a distinct medical office opportunity ideal for an Owner/User. The property offers a primary suite available for immediate occupancy, paired with a secondary suite currently generating income with less than one year remaining on the lease. This ±3,848 SF building features a move-in ready medical build-out complete with seven exam rooms, x-ray facilities, and administrative offices. Situated just north of I-10, the property benefits from high visibility and excellent accessibility in a thriving medical corridor surrounded by strong residential density.

## Additional Highlights:

- Close Proximity to Abrazo West Campus
- Easy Access to Interstate 10 & Loop 303
- Great Location with Building Facing Litchfield Rd
- Ample Parking

## PROPERTY SUMMARY

Address	2960 N Litchfield Rd Goodyear, AZ 85395
Building Size	±3,848 SF
Year Built	2007
Parcel	501-76-939A & B
Zoning	PAD
Tenancy	Multi-Tenant
Parking Ratio	5.00/1,000
<b>Sale Price</b>	<b>\$1,577,680 (\$410 PSF)</b>



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# FLOOR PLAN



## Suite 110 ±2,787 SF

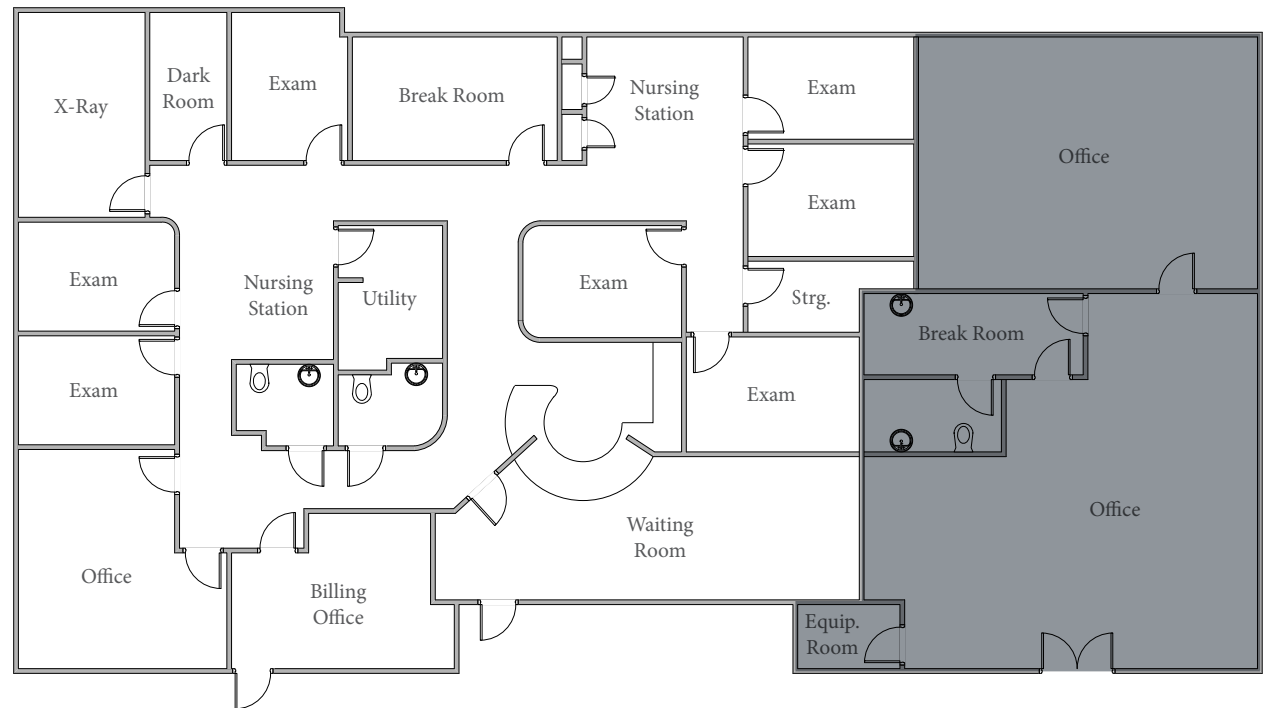
Vacant

- Reception
- 7 Exams
- 2 Offices
- 2 Nursing Station
- Break Room
- Dark Room
- Storage Room
- 2 Restrooms

## Suite 120 ±1,061 SF

Tenant Currently Leasing  
with <1 Year left on Lease

- 2 Offices
- Break Room
- Equip. Room
- Restroom



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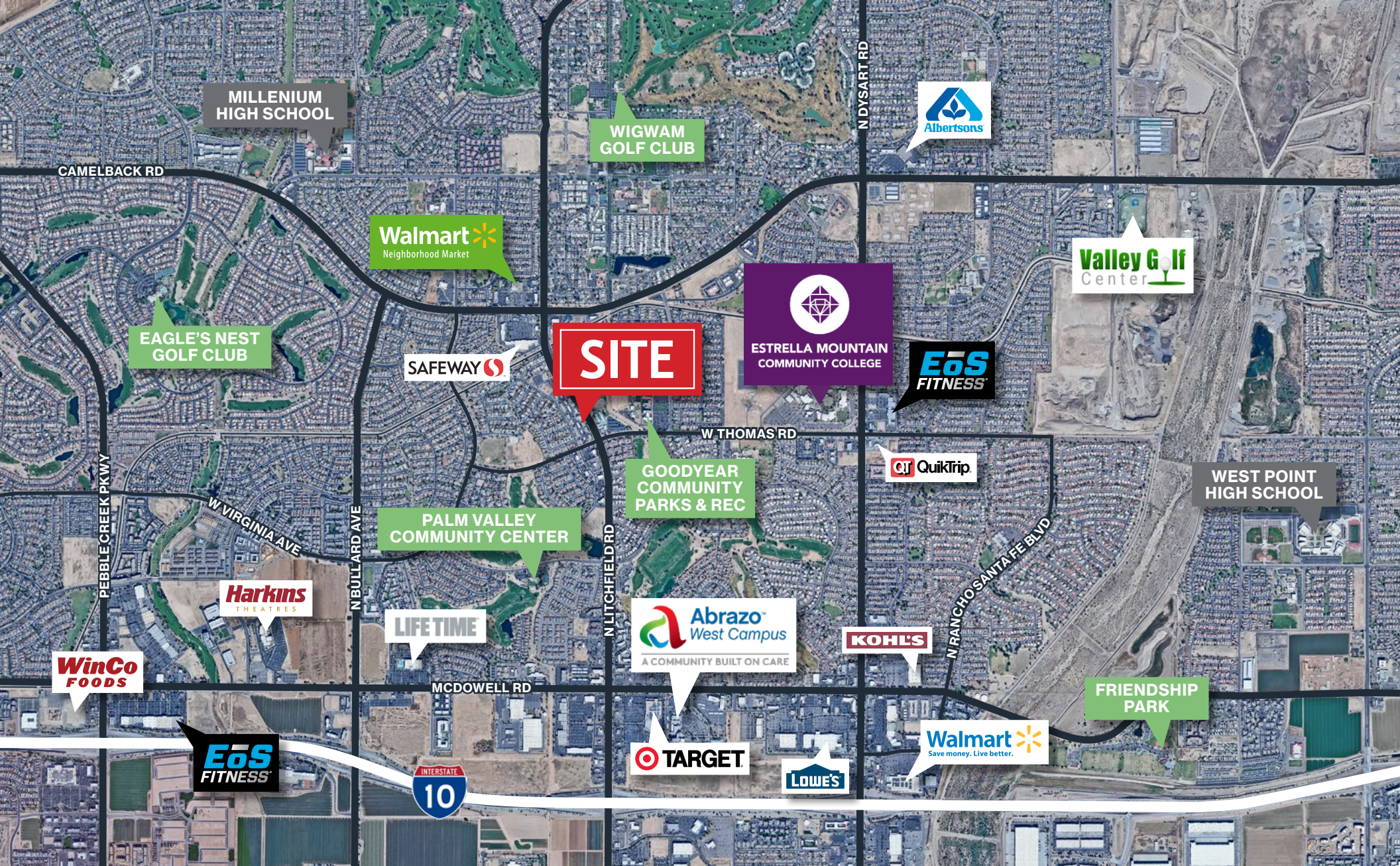
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