



MHG Commercial
*Where business meets **BOLD***
1702 E McNair Drive
Tempe, AZ 85283 | United States
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Vella Plaza Condominiums

\$1,765,000*

**as a portfolio or individually priced options as shown on pg 3*

MHG Commercial is excited to introduce a unique opportunity in the heart of Fountain Hills' revitalized city center.

Known for its iconic fountain, breathtaking mountain views, and strong sense of community, Fountain Hills offers a growing demand for thoughtful development.

This property is primed for transformation into live/work spaces or multi-unit residential. An elevator, dual staircases, and abundant natural light round out this rare, value-add opportunity.



16847 E. Parkview Ave | Fountain Hills, AZ



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PROPERTY HIGHLIGHTS

Size	±9,520 SF
Year Built	2005
Zoning	C-2
Total Suites	8 (4 up, 4 down)
Meters	8
Elevators	1
Parcel	176-06-096



INDIVIDUAL CONDOMINIUM UNITS FOR SALE

Vella Plaza Condominiums | 16847 E Parkview Ave, Fountain Hills, AZ

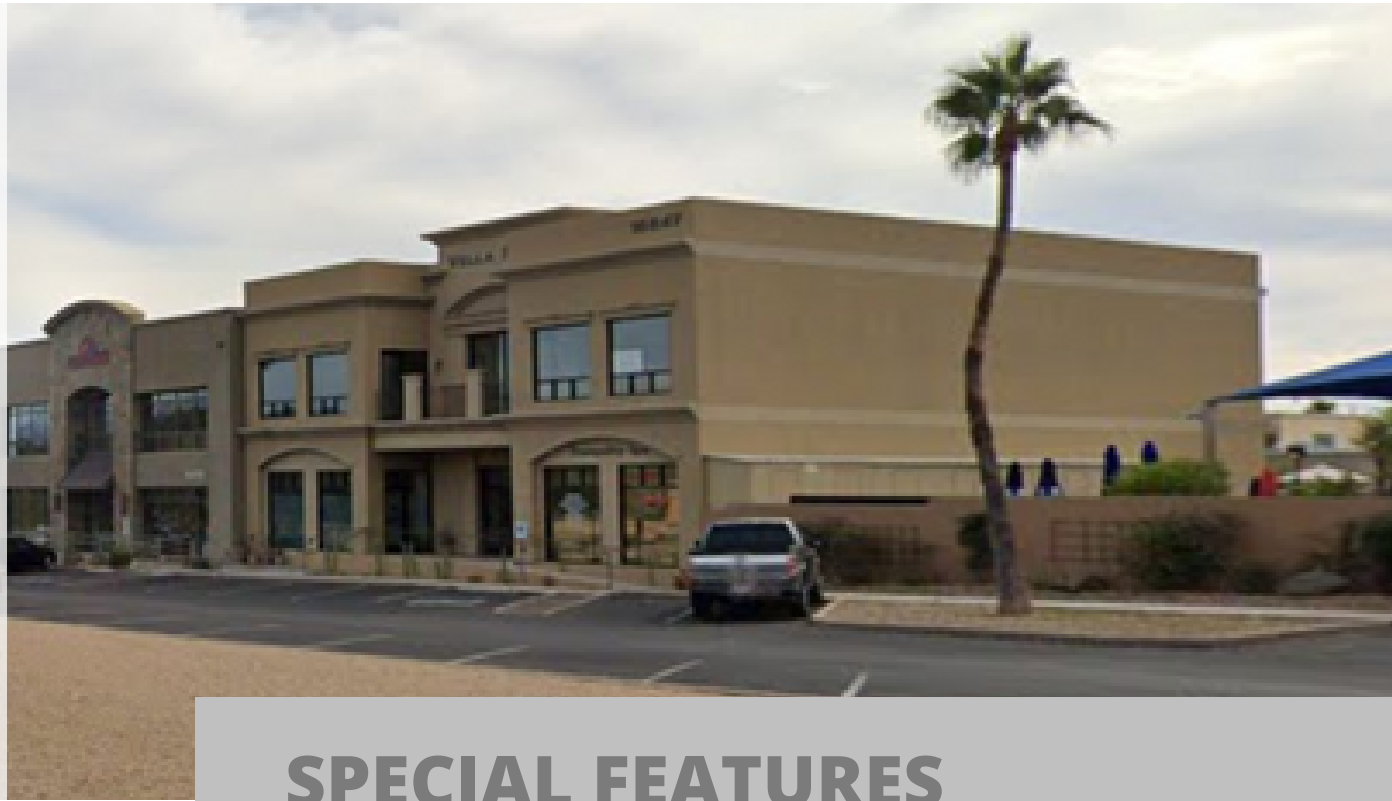
Suite	Square Footage (Gross)	Offered Price	Parcel #	Notes
101	1,163 SF	\$242,600	176-07-973	Ground-floor corner unit with prominent visibility
102	1,163 SF	\$242,600	176-07-974	Ideal for medical, wellness, or professional office use
103	934 SF	\$194,800	176-07-975	Efficient layout, excellent for boutique office or studio
104	934 SF	\$194,800	176-07-976	Private entrance, natural light, and flexible workspace

Suite	Square Footage (Gross)	Notes
201	1,192 SF	Large executive suite with elevator access
202	1,123 SF	Spacious office with mountain views
203	827 SF	Perfect for small team or individual professional
204	882 SF	Private corner suite with flexible layout
Common Area & Elevator	1,302 SF (estimated)	Shared access areas and amenities

Total 2nd Floor Area (including common area): 5,326 SF
Offered as a package at \$1,065,200

AREA BENEFITS

- **Prime City Center Location** – Situated in the heart of Fountain Hills, walking distance to Town Hall, the Community Center, the Avenue of the Fountains, and numerous local events and festivals.
- **Zoning Momentum** – Located within the newly rezoned Fountain Hills City Center area, allowing increased residential density (up to 15 units/acre coming soon), encouraging smart growth and mixed-use development.
- **Tourist & Resident Foot Traffic** – Steps away from the world-famous Fountain Park and its 560-ft fountain, a major draw for both locals and visitors year-round.
- **Scenic Desert Surroundings** – Nestled among the McDowell Mountains with panoramic views and a peaceful, upscale desert community vibe.
- **Strong Demographics & Lifestyle Appeal** – Affluent residential base, excellent schools, and a high quality of life make Fountain Hills a highly desirable place to live, work, and invest.



SPECIAL FEATURES

Versatile Layout with Future Flexibility – 9,520 SF building includes eight separately metered suites, each platted for potential live/work or residential conversion.

Designed for Connectivity & Comfort – Features framed-out wall openings for seamless suite integration and four private patios on second-floor units offering expansive views.

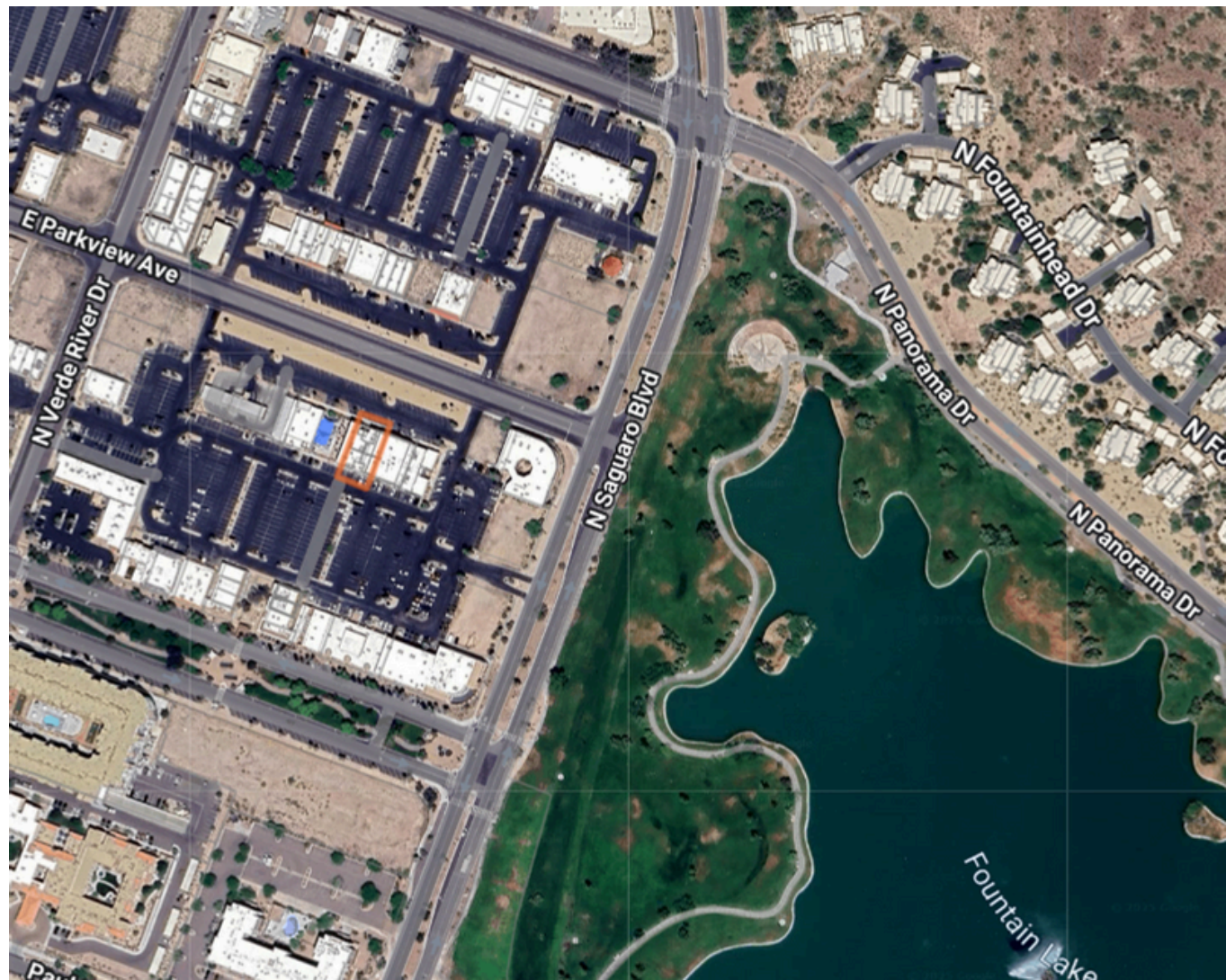
Elevator & Dual Staircases – Convenient access throughout with an elevator and both front and rear staircases, enhancing flow and functionality.

Conversion-Ready Infrastructure – Existing ADA-compliant restrooms with space for full bath conversions and adjacent office areas ideal for open-concept kitchens and great room layouts.



Tenants and residents will enjoy immediate access to one of Arizona's most recognizable landmarks, as well as the surrounding greenspace, walking paths, and year-round community events. The central location offers walkability to everything that Fountain Hills has to offer, making it an ideal spot for live/work or residential redevelopment in one of the Valley's most scenic and community-oriented towns.

Oversized ADA restrooms ready for full bath conversions, and existing infrastructure to support kitchens and great room layouts, this building provides a head start for developers looking to capitalize on the area's growth and evolving urban plan.





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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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