

Phoenix Office Condo for Sale

8821 N 7th Street | Phoenix, AZ 85020

Convenient access to I-17 and SR51 less than 3 miles away

Ismail Abushanab

(602) 284-0469

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License #: BR699612000



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American Realty Brokers
4001 N 32nd Street | Phoenix, AZ 85018

(602) 955-6606
americanrealtybrokers.com

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BUILDING #200

Offering Price	\$419,500
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Building Size	2,608 SQFT
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Price Per SQFT	\$160.85
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Condo #200 delivers 2,608 SF of modern, adaptable professional space in the sought-after North Central Business Park—ideal for medical, legal, wellness, or other professional uses. Recently updated and equipped with a full kitchen, the unit is designed for immediate occupancy.

The space offers high-visibility frontage, covered parking, and direct access to Phoenix's main highways—positioning your business in a high-demand area with strong traffic counts and excellent accessibility.

Condo #200 offers flexibility, visibility, and a prime location to establish or expand your business.



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BUILDING #200



LOW-COST, MOVE-IN READY OWNERSHIP

HOA: \$9,000/year (\$750/month), Includes:

- Exterior building maintenance
- Common area upkeep
- Water service
- Trash removal
- Building insurance

Fixed monthly cost covers essential property needs, keeping ownership simple and predictable.

ELECTRIC:

- One shared electric meter for the complex
- Unit #200's share: 17% of total usage
- Average monthly cost: Approximately \$200-\$300
- Shared metering keeps utility expenses manageable



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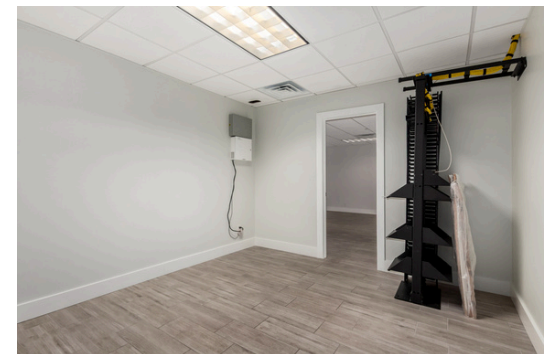
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OVERALL INVESTMENT HIGHLIGHTS

- Covered parking is available for tenants and visitors.
- The suite has been recently remodeled.
- Features an office kitchen equipped with counters, cabinets, and a sink.
- Suitable for various professional services such as medical offices, law firms, accounting firms, dentists, barbers, educational institutions, wellness centers, to name a few.

LOCATION HIGHLIGHTS

- Convenient access to I-17 and SR-51, both less than 3 miles away
- Located 8 miles from Downtown Phoenix
- Only 0.8 miles from HonorHealth John C. Lincoln Hospital
- 11 miles from Sky Harbor International Airport



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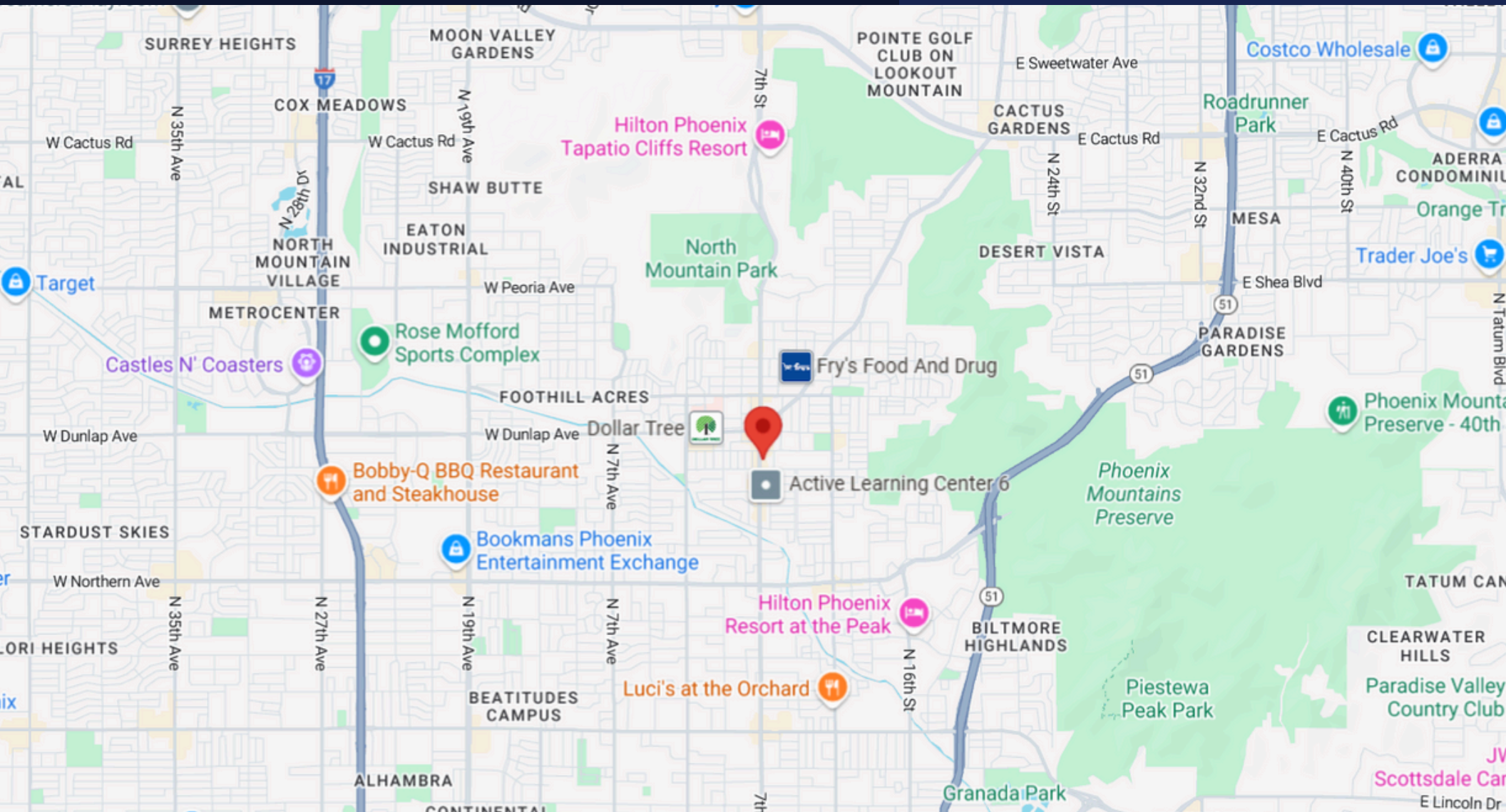
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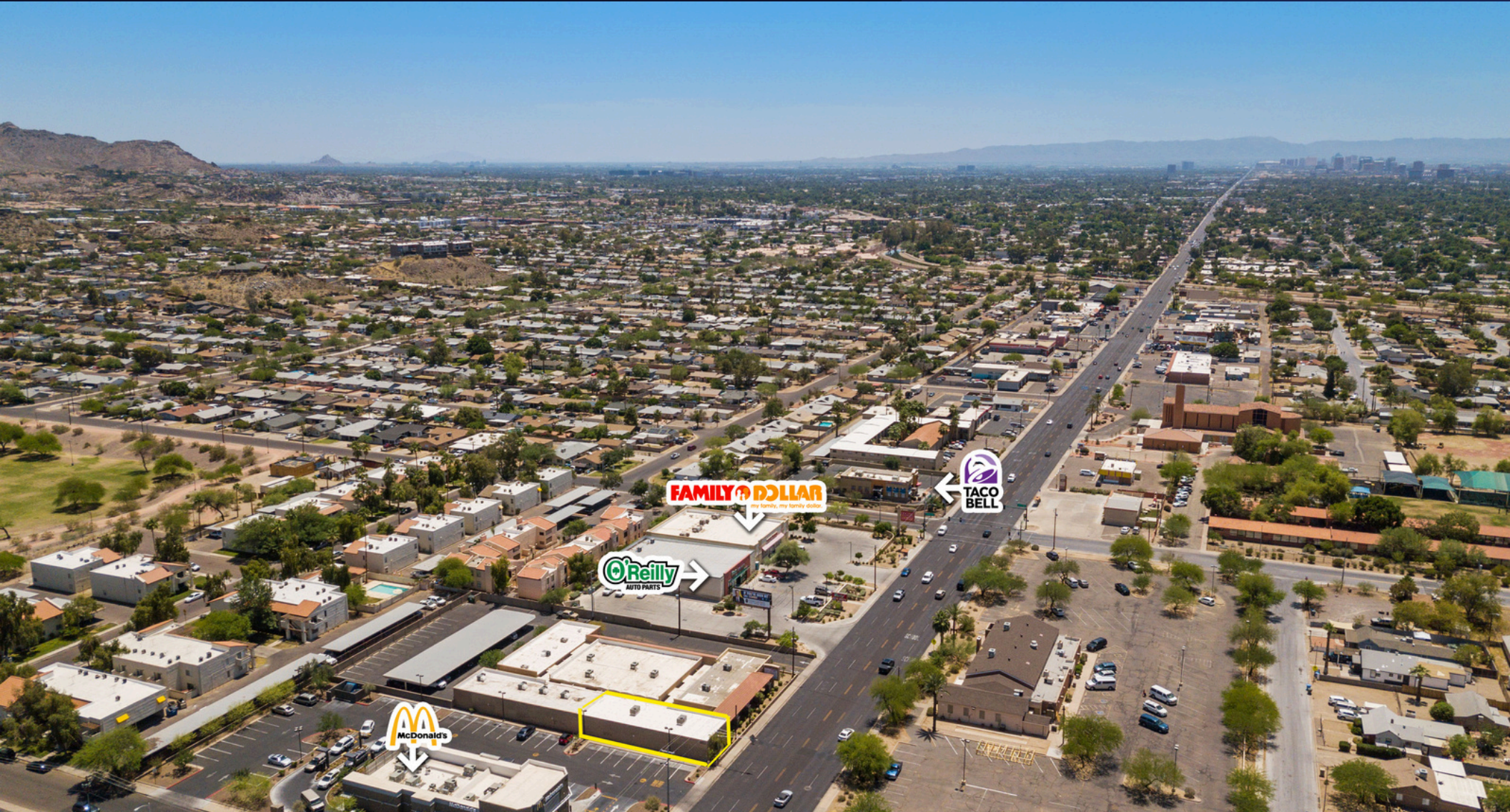
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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE AMERICAN REALTY BROKERS ADVISOR FOR MORE DETAILS.



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