

2,290 SF FLEX OFFICE IN CENTRAL PHOENIX

1197 E OAK ST | PHOENIX, AZ 85006



FOR SALE

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HIGH-EXPOSURE CORNER LOT

FOR SALE



OFFERING SUMMARY

Sale Price:	\$860,000
Price / SF:	\$375.55
Building Size:	2,290 SF
Zoning:	C-1
Lot Size:	0.13 Acres
Year Built:	1973

PROPERTY OVERVIEW

This freestanding retail/office building sits on a high-visibility corner lot at 12th Street and Oak Street in Central Phoenix. The 2,290 SF building was renovated in 2021 and most recently operated as a birthing center. The layout includes three private suites each with an in-suite bath, two exam rooms, two bathrooms, a large reception / waiting area, and a break room. Additionally, the property includes fenced parking. The floor plan adapts readily to a wide range of professional, medical, or wellness uses.

PROPERTY HIGHLIGHTS

- Contact Broker for Floor Plan and Additional Information
- Prime Corner Location – Southwest corner of 12th St & Oak St with strong street visibility
- Renovated in 2021 – Modernized interior and improvements
- Turnkey Medical Layout – Previously operated as a birthing center

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LARGE PRIVATE SUITES AND OPEN LAYOUT

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1197 E OAK ST, PHOENIX, AZ 85006

CORNER COMMERCIAL LOT IN CORONADO HISTORIC DISTRICT

FOR SALE



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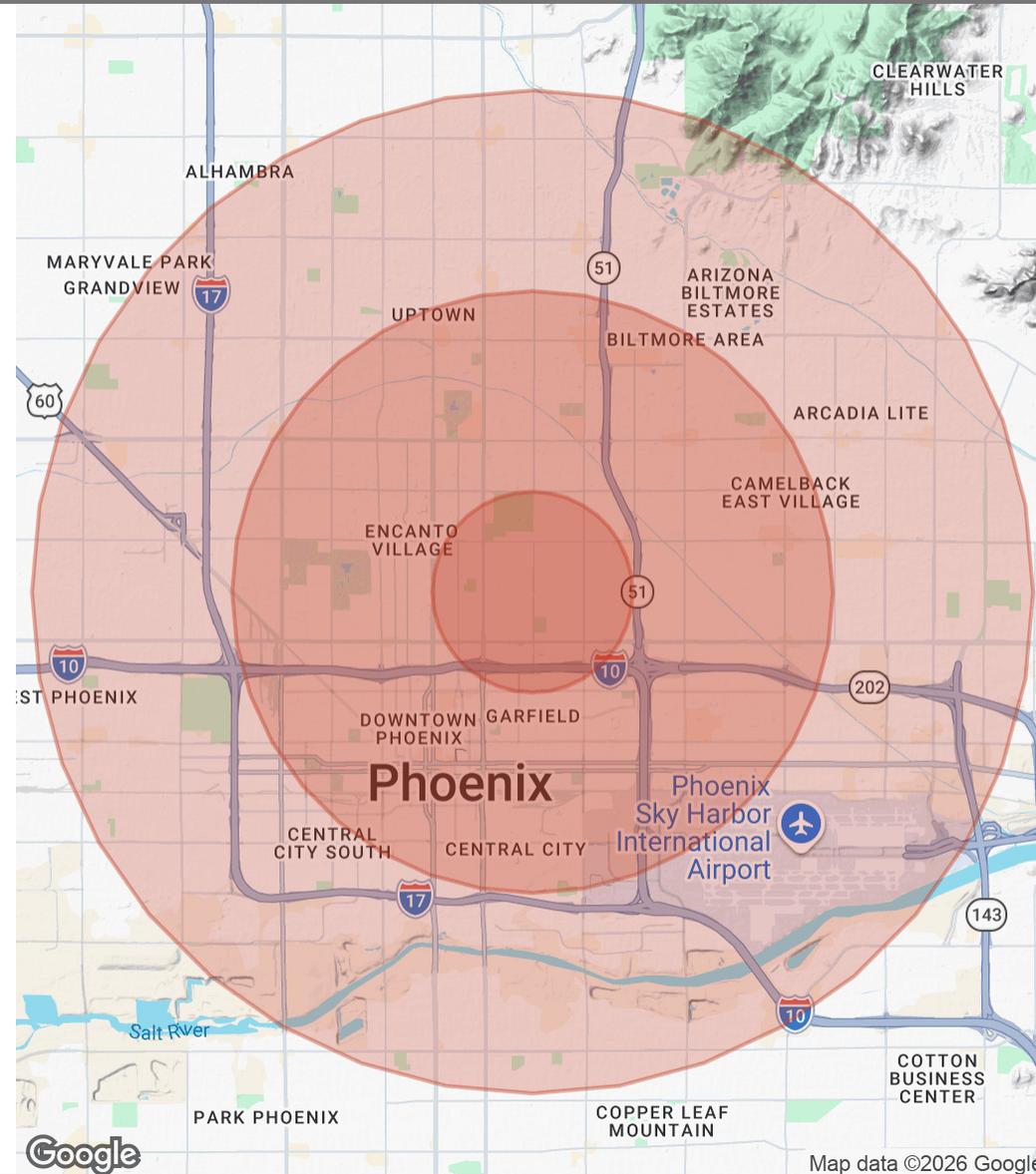


DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,321	151,033	361,462
Average Age	36.7	34.6	34.2
Average Age (Male)	35.5	34.7	34.5
Average Age (Female)	37.5	35.1	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,413	69,749	148,448
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$96,665	\$90,637	\$98,486
Average House Value	\$444,771	\$427,378	\$513,790



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