

FOR SALE – TURNKEY MEDICAL OFFICE CONDO



16841 N 31st Ave
PHOENIX, AZ 85053

ARIZONAMOB.COM

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PROPERTY SUMMARY

16841 N 31st Ave
PHOENIX, AZ 85053

PRICE

\$1,681,875

BUILDING SIZE

5,175 SF

PARKING RATIO

5.26/1,000SF

ZONING

C-O PHOENIX

PRICE PER SQUARE FOOT

\$325/SF

LOCATION HIGHLIGHTS

16841 N 31st Street is ideally positioned in North Phoenix with immediate access to Loop 101 and SR-51, offering strong regional connectivity. Located within a well-established medical corridor, the property is surrounded by primary care, specialty providers, and ancillary services. Its proximity to major residential areas and nearby hospitals makes it highly accessible for both patients and providers.



PROPERTY HIGHLIGHTS

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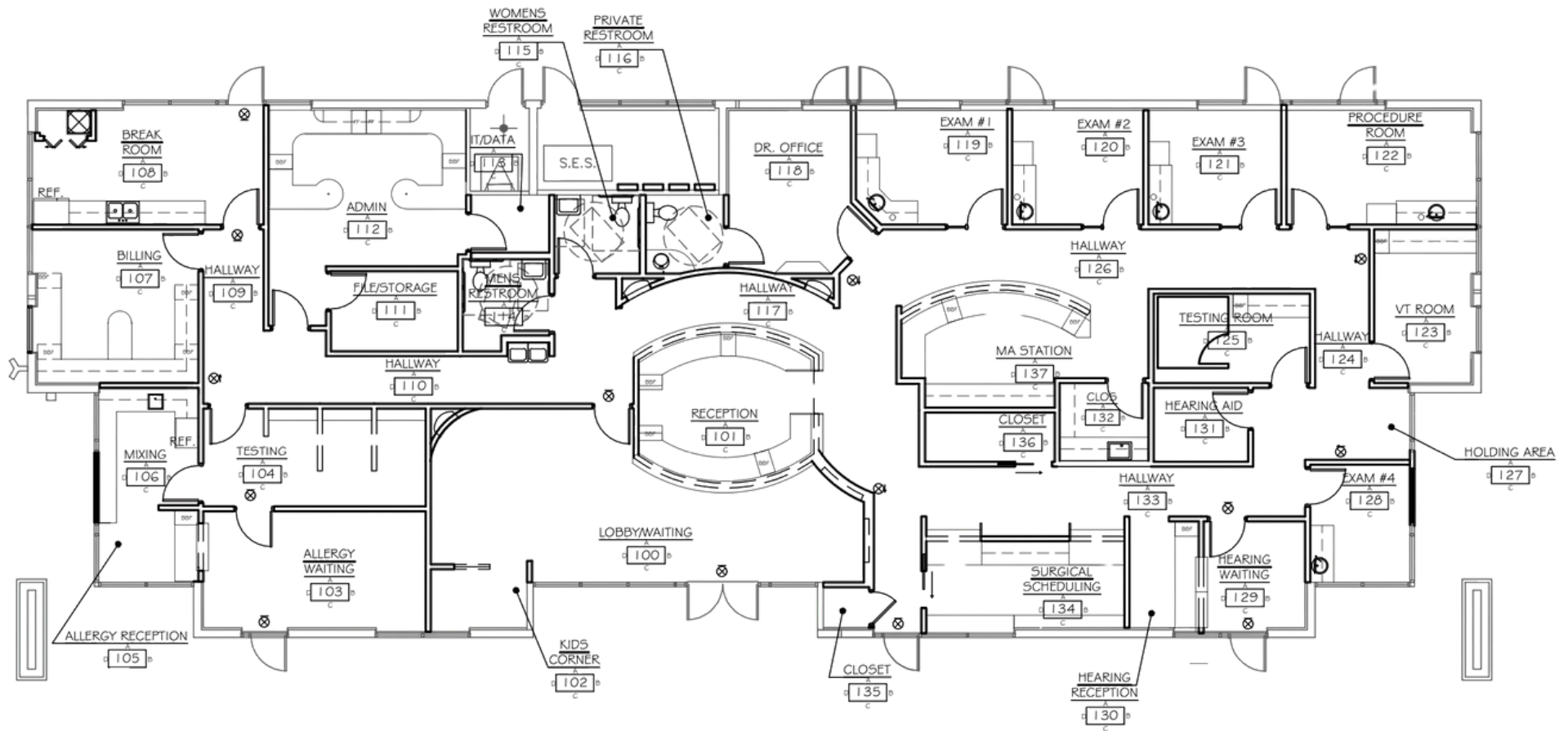
- » ±5,175 SF
- » 4 Exam rooms
- » 2 Procedure/testing rooms
- » Central MA station
- » 3 Restrooms (including private provider restroom)
- » Spacious main lobby and waiting area
- » Administrative offices and surgical scheduling
- » Break room, billing office and storage
- » Furniture, fixtures, and equipment (FF&E) available

This ±5,175 SF medical office suite is thoughtfully configured to support a multi-specialty practice or group with high patient volume. The layout balances clinical efficiency with provider comfort, featuring dedicated wings for specialty services, a central MA station for streamlined workflow, and multiple administrative areas including a billing office and scheduling space. With a spacious waiting room, three restrooms, and FF&E available, the suite is well-suited for an owner-user seeking a turnkey medical environment in a highly accessible North Phoenix location.



FLOOR PLAN

16841 N 31st Ave
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INTERIOR PHOTOS



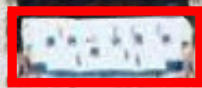
SITE PLAN



PROPERTY OVERVIEW

W BELL RD

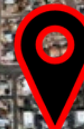
31ST AVE



AERIAL OVERVIEW

W UNION HILLS DR

HONOR
HEALTH



W BELL RD

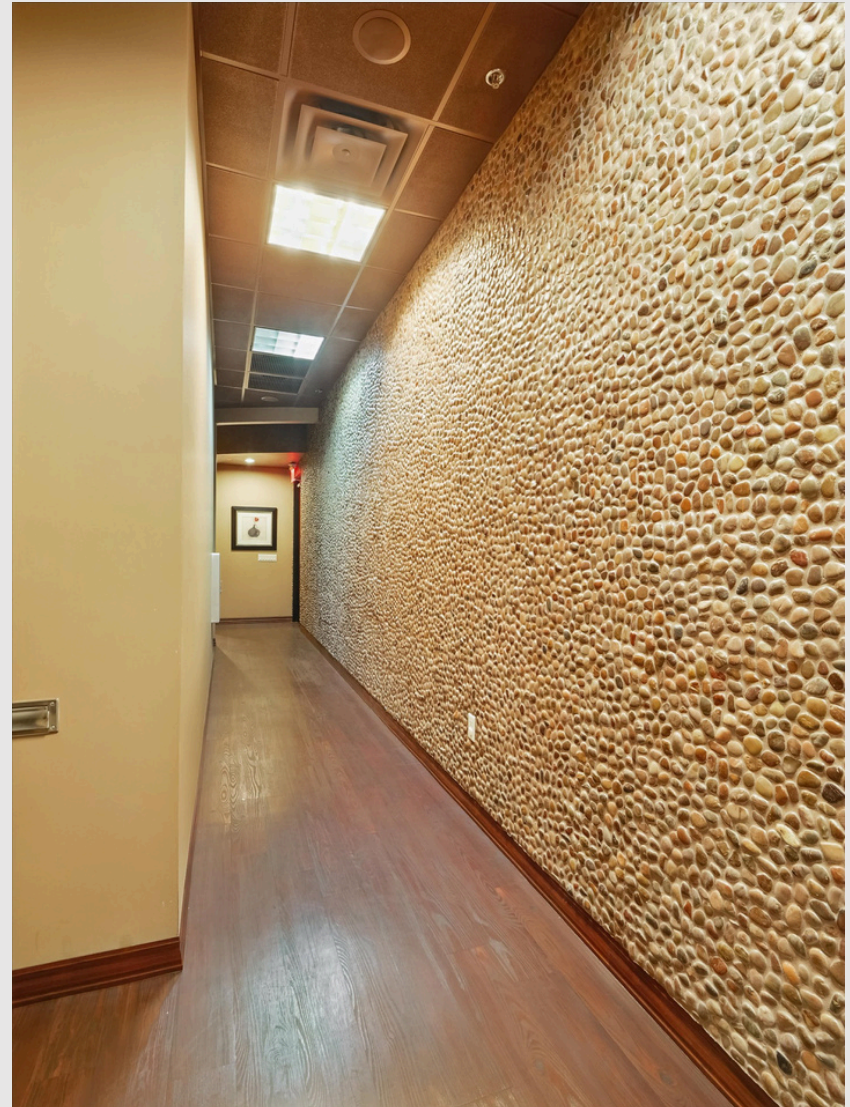
N 35TH AVE

W GREENWAY RD

DEMOGRAPHICS

16841 N 31st Ave
PHOENIX, AZ 85053

Population	1 Mile	3 Mile	5 Mile
Residential Population	16,304	145,589	336,777
Average Age	37	37	37.3
Total Businesses	700	4,606	14,424
Households			
Total Households	6,355	56,687	130,972
# of Persons per HH	2.5	2.5	2.5
Income			
Average HH Income	\$78,381	\$83,239	\$84,767
Traffic Count			
W Bell Rd & 31 st Ave			45,659





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