



# *Freestanding Office For Sale or Lease*

38246 N HAZELWOOD CIRCLE | CAVE CREEK, AZ 85331

# OFFERING SUMMARY

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LevRose Commercial Real Estate is pleased to present the opportunity to Purchase or Lease 38246 N. Hazelwood Circle, located in the heart of downtown Cave Creek. Formerly operated as a daycare/school, the property features a substantial amount of open space and a flexible two-story design, making it well suited for office or potential retail use. The building consists of approximately  $\pm 2,998$  square feet and can be subdivided to accommodate a variety of users.

A fully gated yard located at the rear of the property provides added functionality and value, offering a unique feature not commonly found in comparable downtown Cave Creek properties. Offered for sale at \$975,000 or for lease at \$22.00 PSF Modified Gross, this property presents an attractive opportunity for owner/users or tenants seeking a well-located building with character and adaptability in one of the area's most desirable submarkets.



# OFFERING SUMMARY



**Sale Price:** \$975,000



**Lease Rate:** \$24.50/SF (MG)



**Building Size:** ±2,998 SF



**Lot Size:** ±0.44 AC (±19,200 SF)



**Year Built:** 2005



**Zoning:** TCC  
[\(Click to View Zoning\)](#)



**2025 Taxes:** \$2,311.6 (\$0.77/SF)

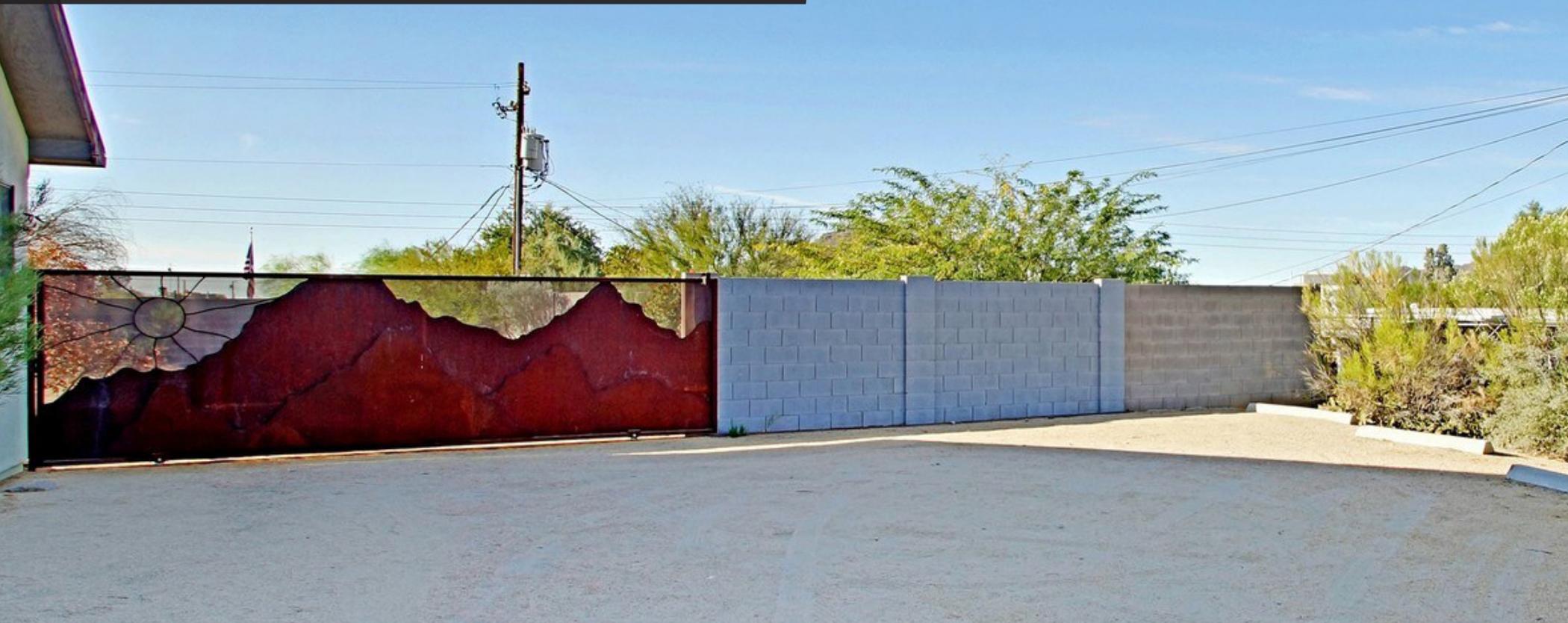


**Parcel Numbers:** 211-08-011B



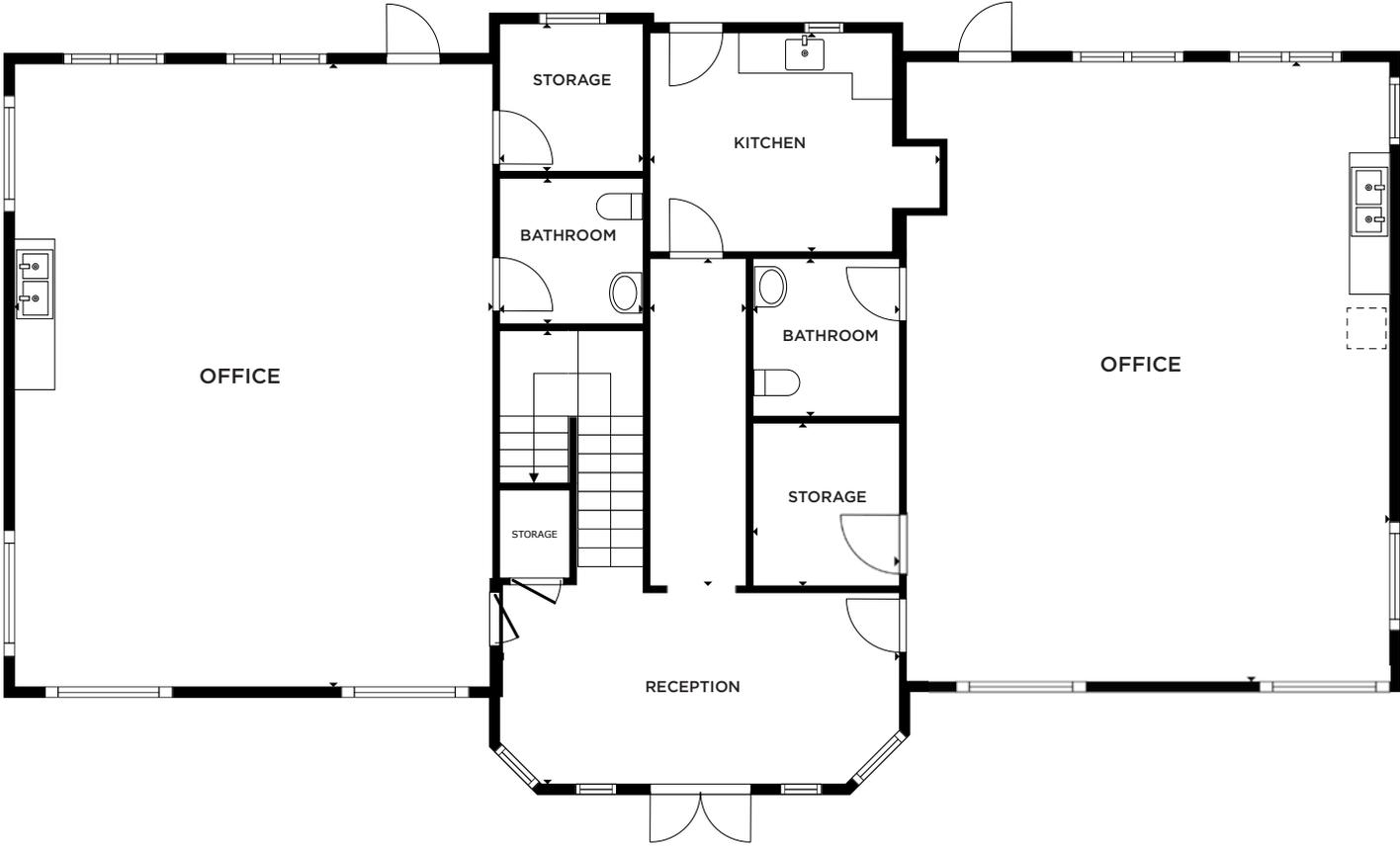
# PROPERTY HIGHLIGHTS

- Flexible ±2,998 SF building with the ability to subdivide
- Fully gated rear yard offering rare outdoor functionality
- Former daycare/school adaptable for office or potential retail use
- Open floor plan with a versatile two-story design
- Located in the heart of Cave Creek

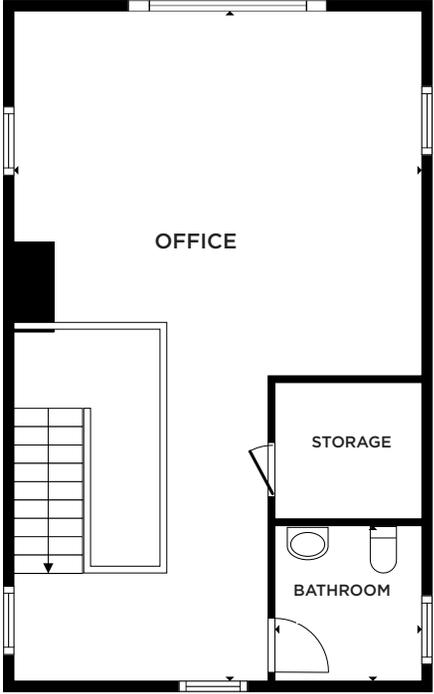


# FLOOR PLAN - ±2,998 SF

 VIEW VIRTUAL TOUR



FLOOR 1

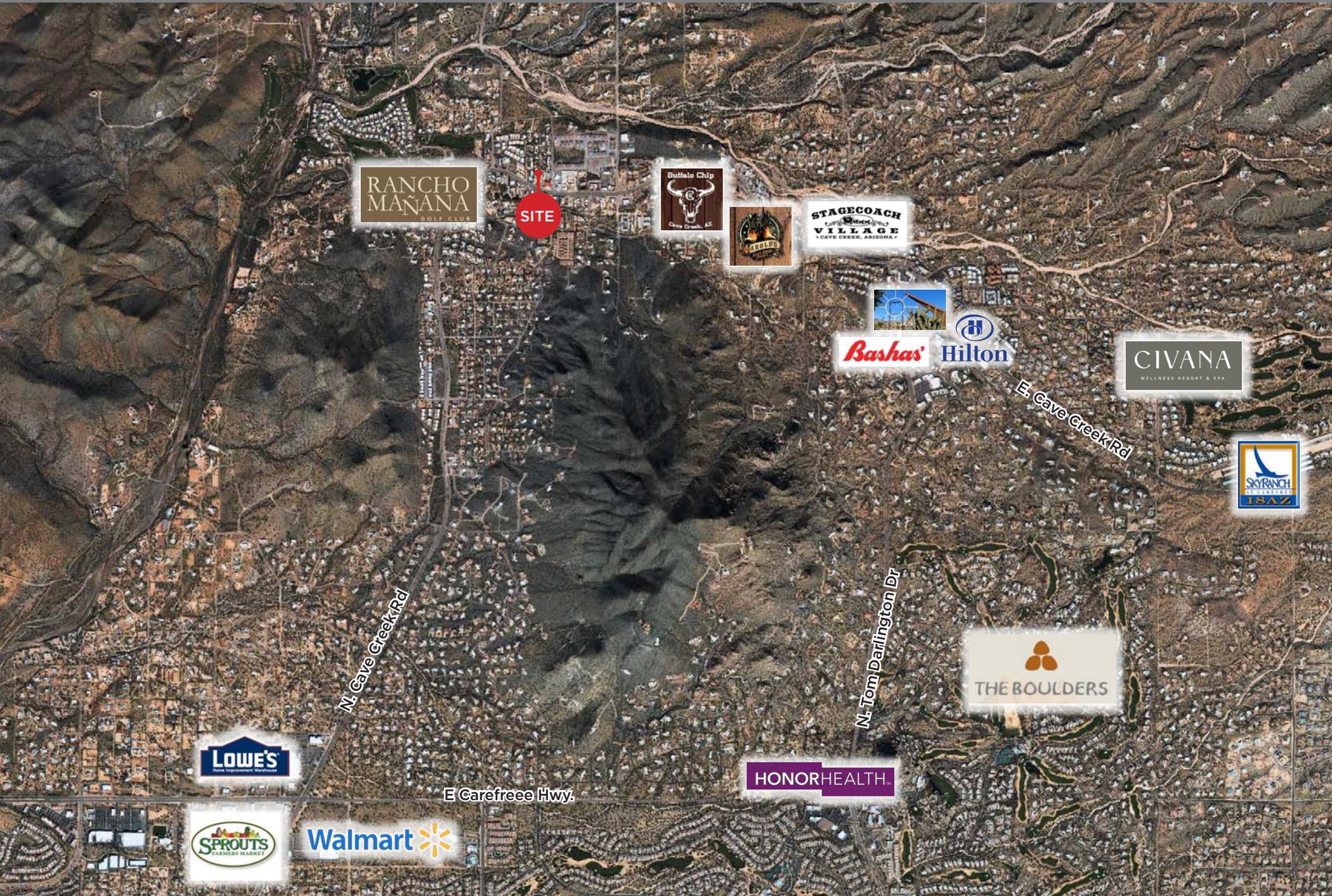


FLOOR 2

# PHOTOS



# AERIAL OVERVIEW



RANCHO  
MAÑANA  
GOLF CLUB

SITE

Buffalo Chip  
Cave Creek, AZ

AROLD'S

STAGECOACH  
VILLAGE  
CAVE CREEK, ARIZONA



Bashas'



Hilton

CIVANA  
WELLNESS RESORT & SPA

SKYRANCH  
18AZ

THE BOULDERS

HONOR HEALTH

LOWE'S  
Home Improvement Warehouse

E Carefree Hwy.

SPROUTS  
FARMERS MARKET

Walmart

N. Cave Creek Rd

N. Tom Darlington Dr

E. Cave Creek Rd

# LEVROSE

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