



Menlo Group
COMMERCIAL REAL ESTATE



AVAILABLE | EAST VALLEY SURGERY CENTER

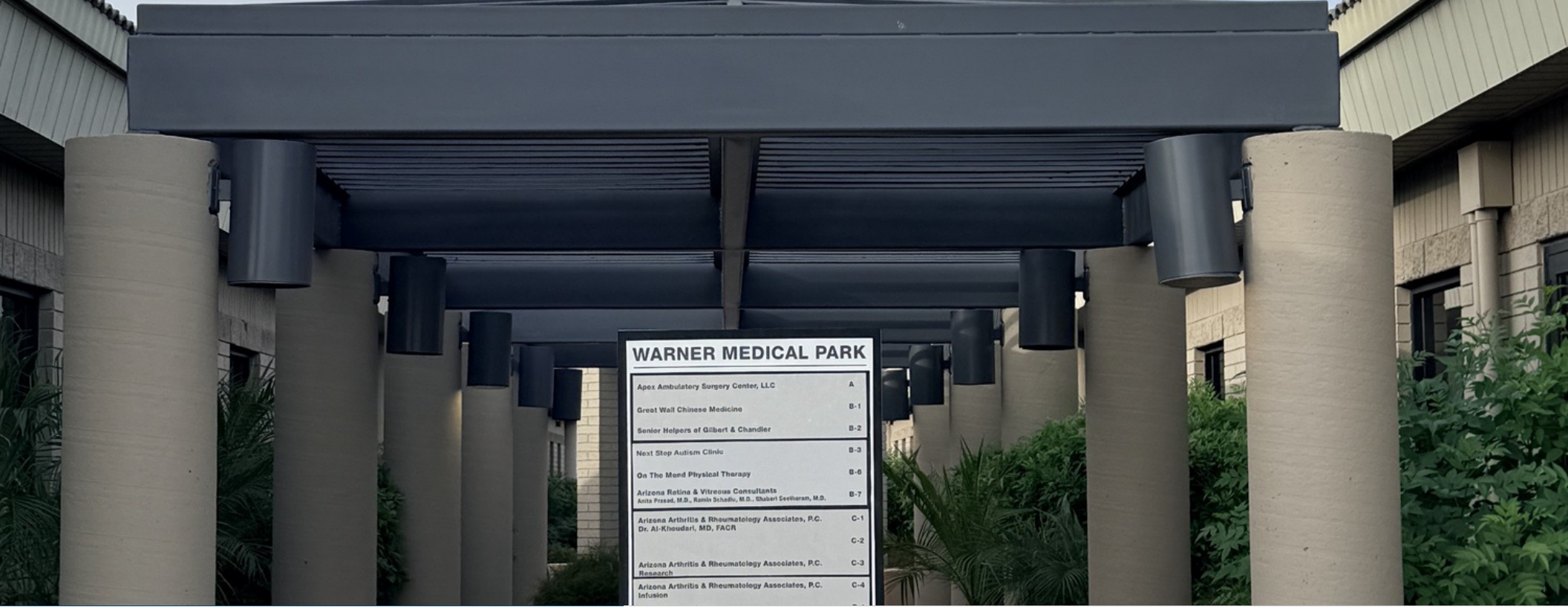
Warner Park Surgery Center

604 W Warner Road, Bldg A, Chandler, AZ 85225

FOR SALE

Exclusively listed by:

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| WARNER MEDICAL PARK | |
|--|-----|
| Apex Ambulatory Surgery Center, LLC | A |
| Great Wall Chinese Medicine | B-1 |
| Senior Helpers of Gilbert & Chandler | B-2 |
| Next Step Autism Clinic | B-3 |
| On The Mend Physical Therapy | B-6 |
| Arizona Retina & Vitreous Consultants Anta Pressal, M.D., Ramis Schallu, M.D., Shabir Seetharam, M.D. | B-7 |
| Arizona Arthritis & Rheumatology Associates, P.C. Dr. Al-Khoufari, MD, FACR | C-1 |
| | C-2 |
| Arizona Arthritis & Rheumatology Associates, P.C. Research | C-3 |
| Arizona Arthritis & Rheumatology Associates, P.C. Infusion | C-4 |

PROPERTY SUMMARY

| | |
|------------------|-------------------------------|
| PRICE | \$3,200,000.00 (\$317/SF) |
| PROPERTY TYPE | Surgery Center |
| PROPERTY SUBTYPE | Medical |
| APN | 302-27-936 |
| BUILDING SIZE | +/- 10,080 SF |
| HOA | Yes |
| YEAR BUILT | 1987 |
| NUMBER OF FLOORS | 1 |
| CONSTRUCTION | Concrete Block |
| ZONING | PAD, Planned Area Development |

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase an existing surgery center
- Building Size: +/-10,080 SF
- Strategically located in between Banner Desert Medical Center, Cardon Children's Medical Center & Dignity Health Chandler & Gilbert Regional Medical Center
- Space Plan: Lobby, billing/administrative offices, doctor's lounge, break room, laundry, two (2) locker rooms, pre-op & post op areas, and four (4) operating rooms.
- 1,000 amp, 3-phase (120/208 Volt) electrical service with a 400 amp back-up generator
- Ability to purchase below replacement cost
- Office condominium. Warner Medical Park Condominium. Monthly fee: \$2,418.00
- 2025 Property Taxes: \$16,160.26
- Parking Ratio: 4.59/1,000 SF
- Professionally managed owner's association

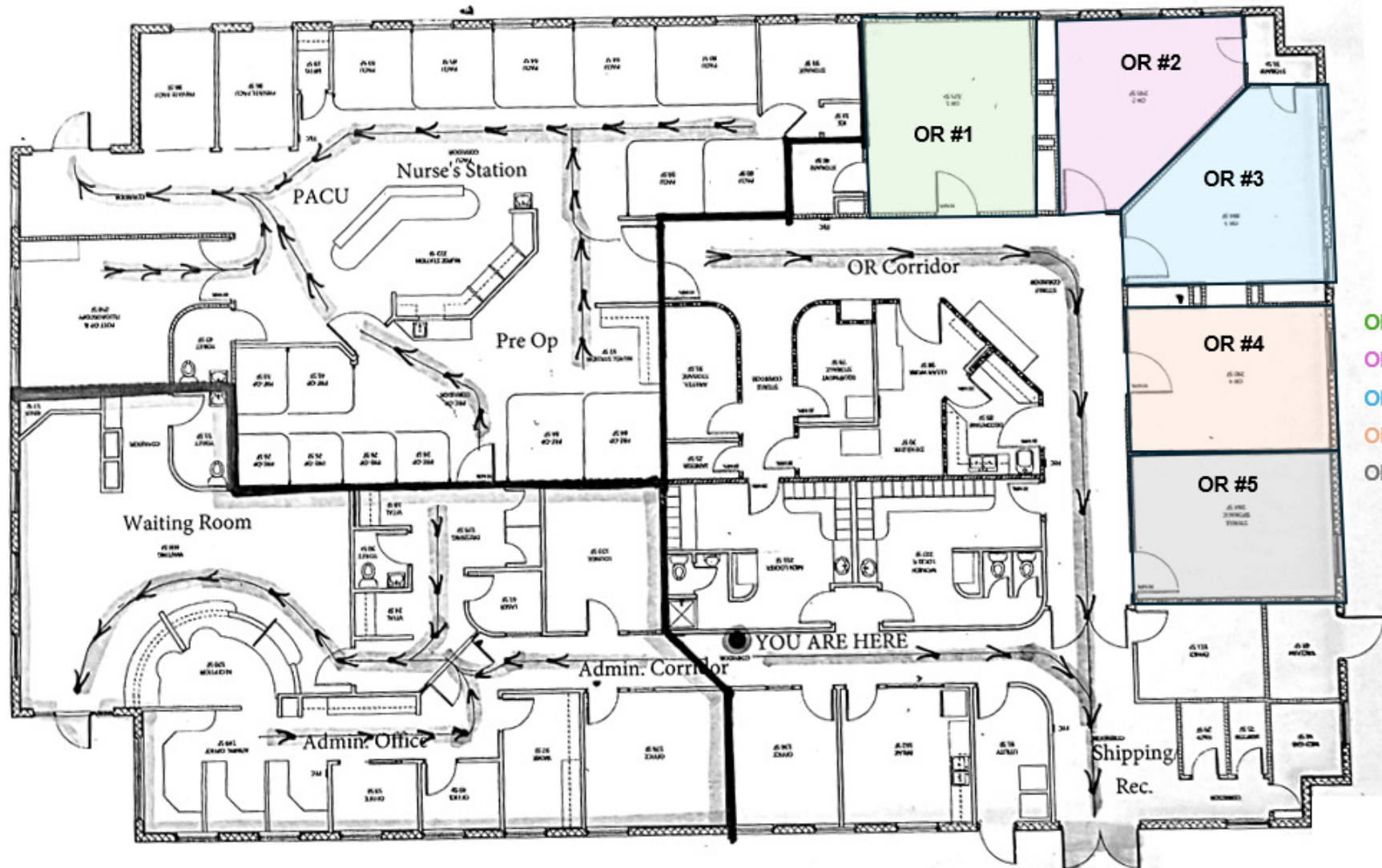
Photos



Photos



Floor Plan



- OR #1: +/- 252 SF
- OR #2: +/- 345 SF
- OR #3: +/- 345 SF
- OR #4: +/- 252 SF
- OR #5: +/- 252 SF

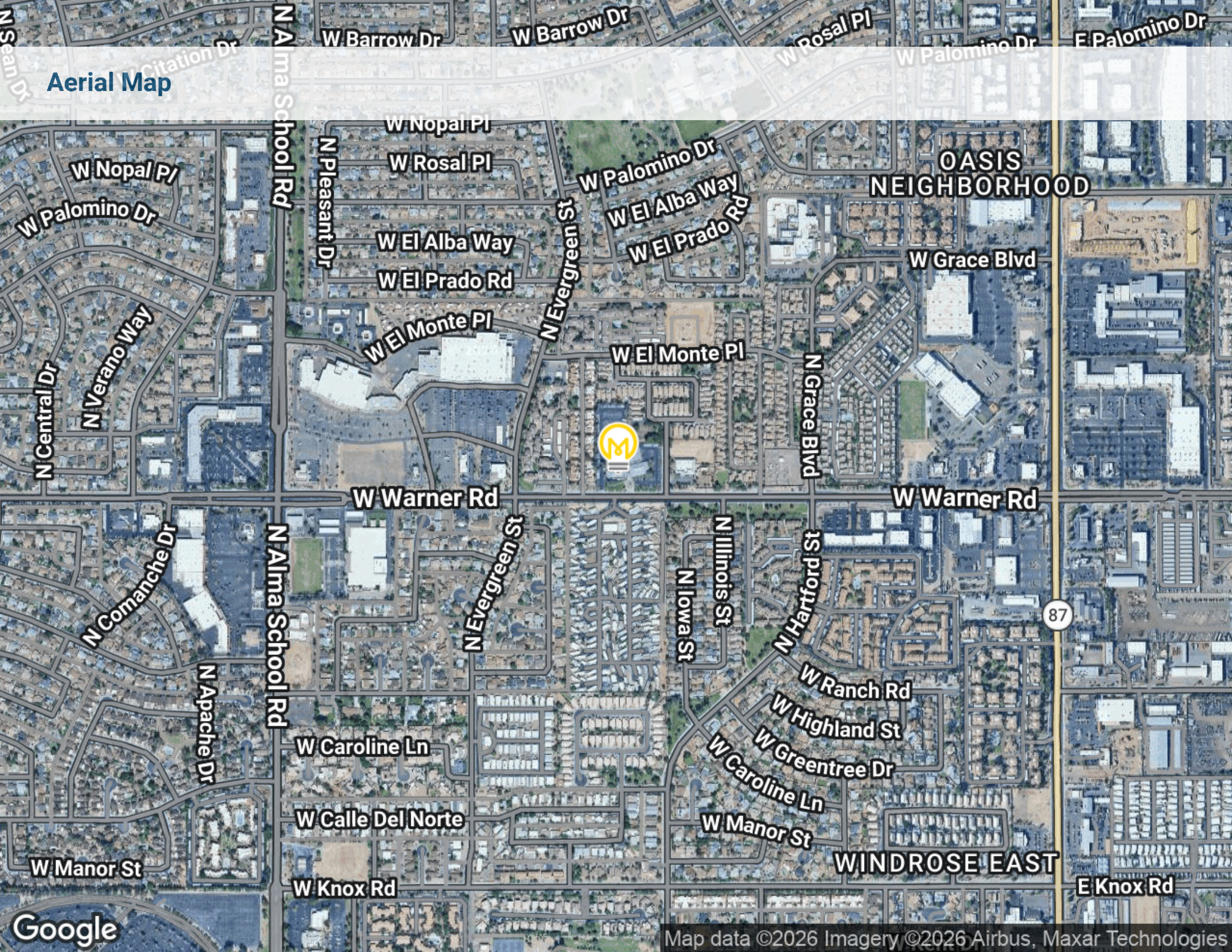
Parcel Map



SITE

W WARNER RD

Aerial Map



N Alma School Rd

W Barrow Dr

W Barrow Dr

W Rosal Pl

W Palomino Dr

E Palomino Dr

OASIS NEIGHBORHOOD

W Nopal Pl
W Palomino Dr

W Nopal Pl

W Rosal Pl

W Palomino Dr

W El Alba Way

W El Prado Rd

W Grace Blvd

N Pleasant Dr

W El Alba Way

W El Prado Rd

N Evergreen St

W El Monte Pl

W El Monte Pl

N Grace Blvd

N Central Dr

N Verano Way

W Warner Rd

W Warner Rd

N Evergreen St

N Illinois St
N Iowa St

N Hartford St

87

N Comanche Dr

N Alma School Rd

N Apache Dr

W Caroline Ln

W Ranch Rd

W Highland St

W Greentree Dr

W Calle Del Norte

W Caroline Ln

W Manor St

WINDROSE EAST

W Manor St

W Knox Rd

E Knox Rd

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.