

# For Sale: \$3,495,000.00



**5,942 R.S.F. for sale.  
11672 E. Shea Blvd.  
Scottsdale, AZ**

**APN: 217-29-840/841/842/843**

*Excelent self-standing building suitable for any owner user medical practice. Almost 6K sq. feet, it is perfect for almost any high use medical clinic. Situated off of 116 St. and Shea blvd., halfway between Shea medical center and the Mayo clinic, this building is ideal for any group of physicians.*

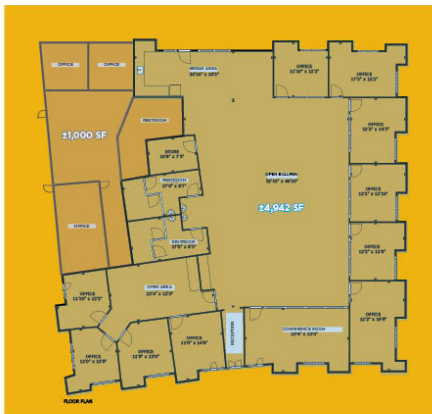
**XCD Realty & Property Management**



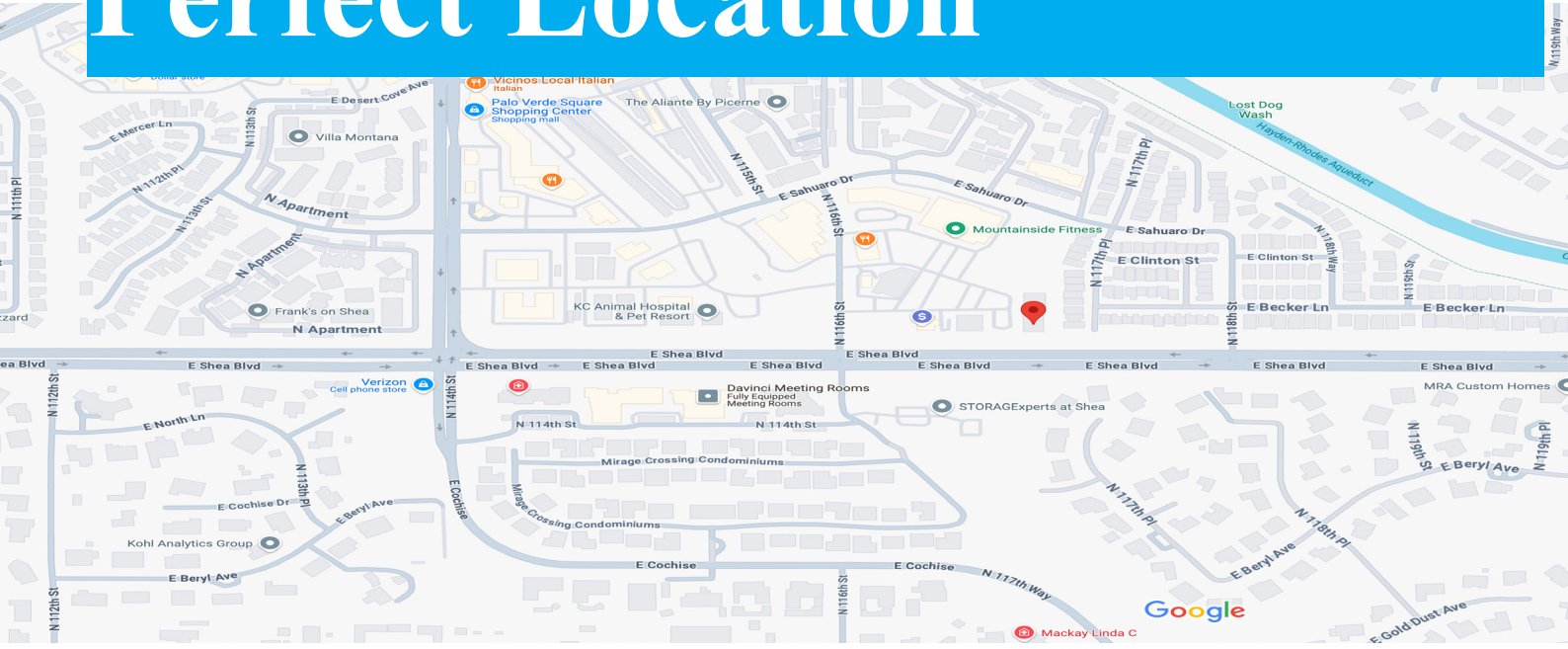
**Contact Listing Brokers:**

**Anthony Masiello: 602-620-6546  
anthony.masiellorealtor@gmail.com  
Samir Sawhney: 602-448-9110  
samir@paramount-international.com**

**Floor Plan**



# Perfect Location



11672 E. Shea Blvd Scottsdale,  
AZ, 85295  
Free Standing building.

APN: 217-29-840/841/842/843  
Total 5,942 sq feet

**In the Mountain Side Fitness Plaza. Off of 116th St. and Shea Blvd. With almost 6K in square footage, this space will be well suited to build out for a variety of medical uses. Perfect for your practice's new home.**

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Management



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