

FREESTANDING BUILDING FOR SALE

12649

N 105TH AVENUE

Ideally Suited For Medical Uses!



SUN CITY, ARIZONA

CBRE

Rare find...Meticulously maintained property with same owner for over three decades!

Offering direct frontage to Grand Avenue and just south of Banner Boswell Medical Center Campus. The 16 ft deck heights are quite impressive, and interior spaces are generously open - makes for an easy, low-cost conversion for medical use. In addition, we have a full set of construction drawings on hand to further reduce TI expenses. Nothing beats super solid block construction and an overall well-maintained property for your next investment. Need generous parking for your clients and staff...how about offering over 50 spaces with a whopping 7.8/1,000 parking ratio...Yes please! Proximity to a variety of nearby golf courses, restaurants and popular amenities to offer and appeal to many clients needs.

OFFERING SUMMARY

Price:	\$1,700,000
Building Size:	±6,893 SF
Lot Size:	±39,204 SF
Year of Construction:	1972
Number of Stories:	1
Zoning:	C-O, Sun City
Tax Assessor Parcel Number:	200-83-350F
2023 Property Taxes:	\$0.00 Full exemption due to Church status





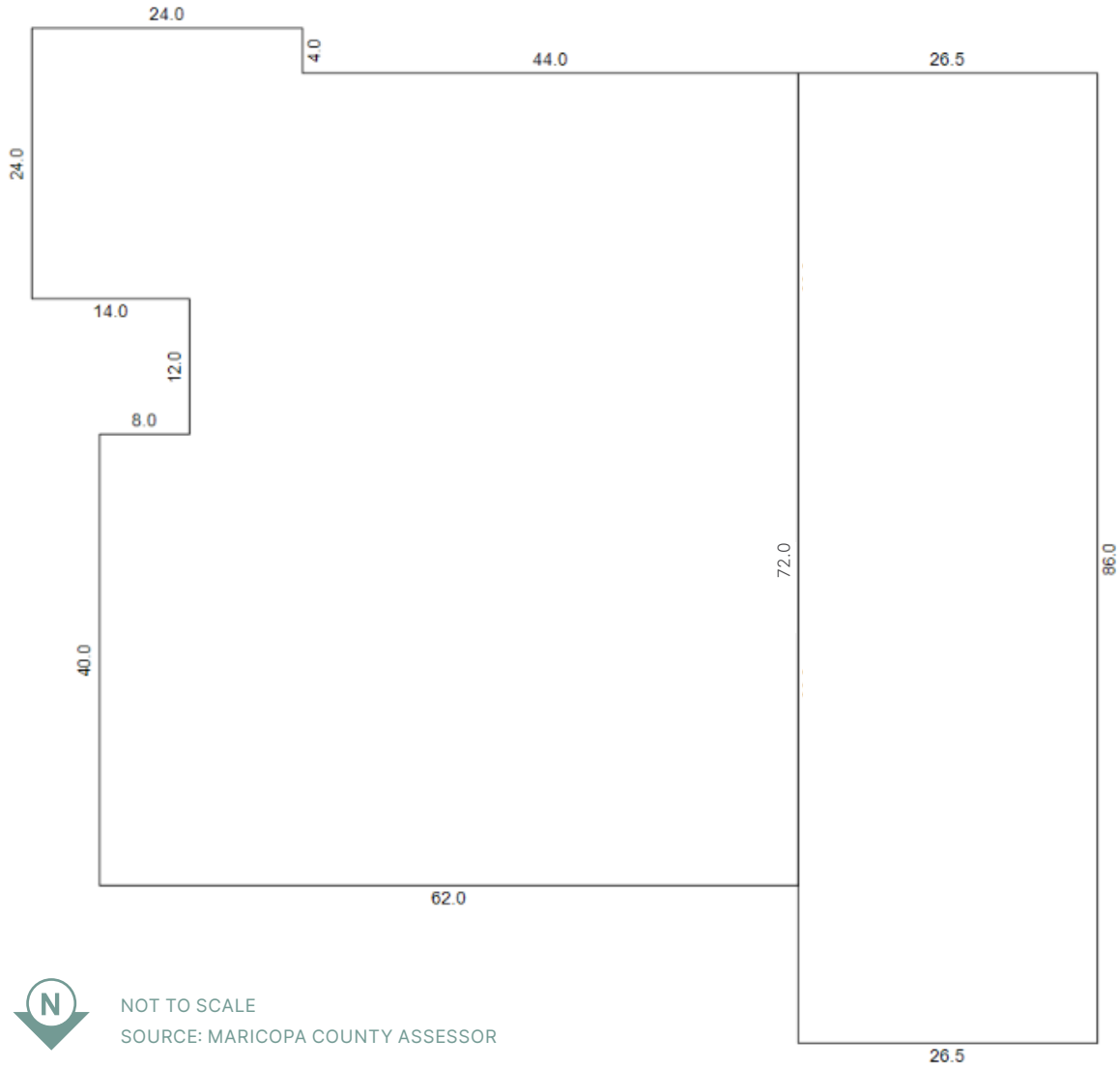
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- + Freshly painted modern building exterior
- + Meticulously maintained with same owner over 30 years
- + Grand 16 ft ceiling heights throughout interior spaces
- + Highly visible building and monument signage
- + Just south of Banner Boswell Center Campus
- + Conveniently located within minutes of a nearby Lake and Golf Course Communities
- + Close to hospitality, neighborhoods and popular retail and dining options
- + Generous Parking with 7.8/1,000 Parking ratio available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population 2024 Est.	9,104	110,433	257,909
Median Household Income	\$46,688	\$59,490	70,049

Building Dimensions



NOT TO SCALE
SOURCE: MARICOPA COUNTY ASSESSOR





BANNER BOSWELL
CENTER CAMPUS

SUN CITY LAKES
WEST GOLF COURSE

12649
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SITE OUTLINE
NOT TO SCALE

±1.5 mi. to Loop 101 at Grand Avenue

±30 minutes to Sky Harbor Airport

47,265 vehicles per day on Grand Avenue (ADOT)

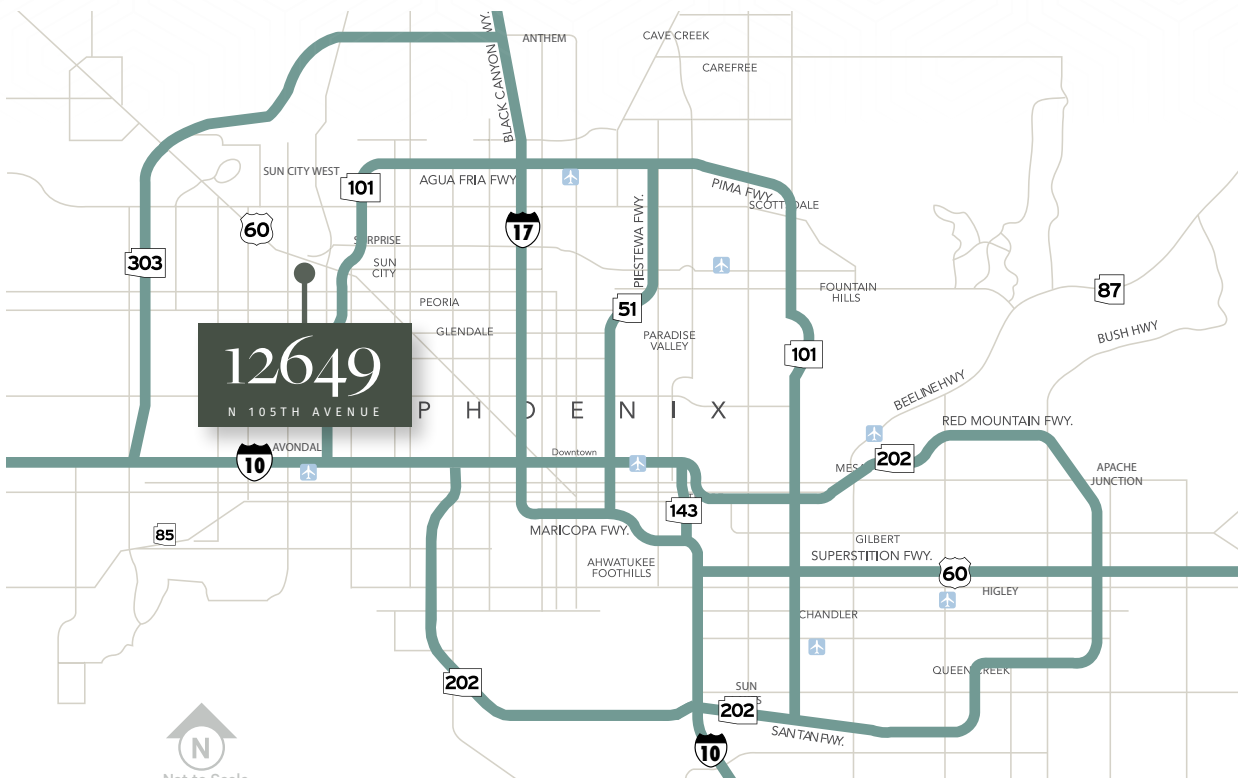
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FOR MORE INFORMATION, PLEASE CONTACT:



PHILIP WURTH, CCIM
Senior Vice President
+1 602 369 9261
philip.wurth@cbre.com



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