Commercial
DIVISION
WestUSA
REALTY

EXCLUSIVE LISTING:

FOR SALE/FOR LEASE

MEDICAL OFFICE OPPORTUNITY

± 1,566 SF

15810 S 45th St, Phoenix, AZ 85048

SALE PRICE

$550,000

LEASE PRICE

$24 PSF NNN

Tom Wolf
602-332-5507
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Brandon DuFour
602-791-9068
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Tiana Smith
623-272-4895
info@TianaSellsAZ.com

EXECUTIVE SUMMARY

Highly functional medical office opportunity surrounded by established medical users and complementary healthcare services. The property features an ideal medical office floorplan designed to efficiently accommodate a wide range of medical, dental, wellness, or specialty practice uses. Positioned within an affluent trade area with strong household income demographics, the location provides access to a stable and desirable patient base.

The property also benefits from exceptional visibility along 45th Street, complemented by prominent on-building signage. Abundant on-site parking provides convenience for both patients and staff. This property is in excellent condition and is available for lease and for sale.

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PROPERTY HIGHLIGHTS

- Highly functional medical office with efficient floorplan
- Surrounded by established medical users and complementary healthcare services
- Exceptional visibility along 45th Street
- Abundant on-site parking for patients and staff
- Excellent condition | Available for lease or sale

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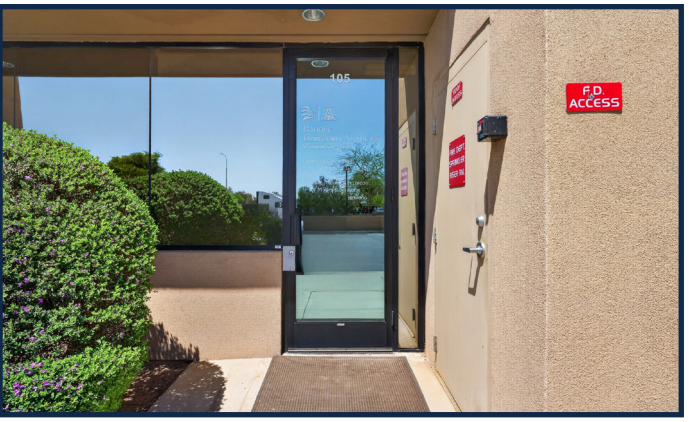

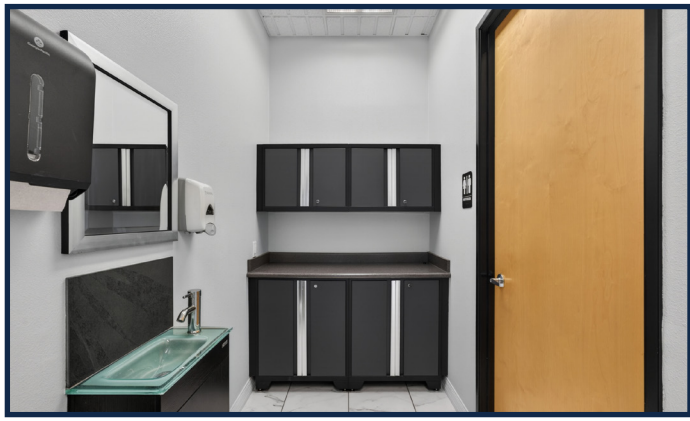

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