



Menlo Group
COMMERCIAL REAL ESTATE



AVAILABLE | EAST VALLEY SURGERY CENTER

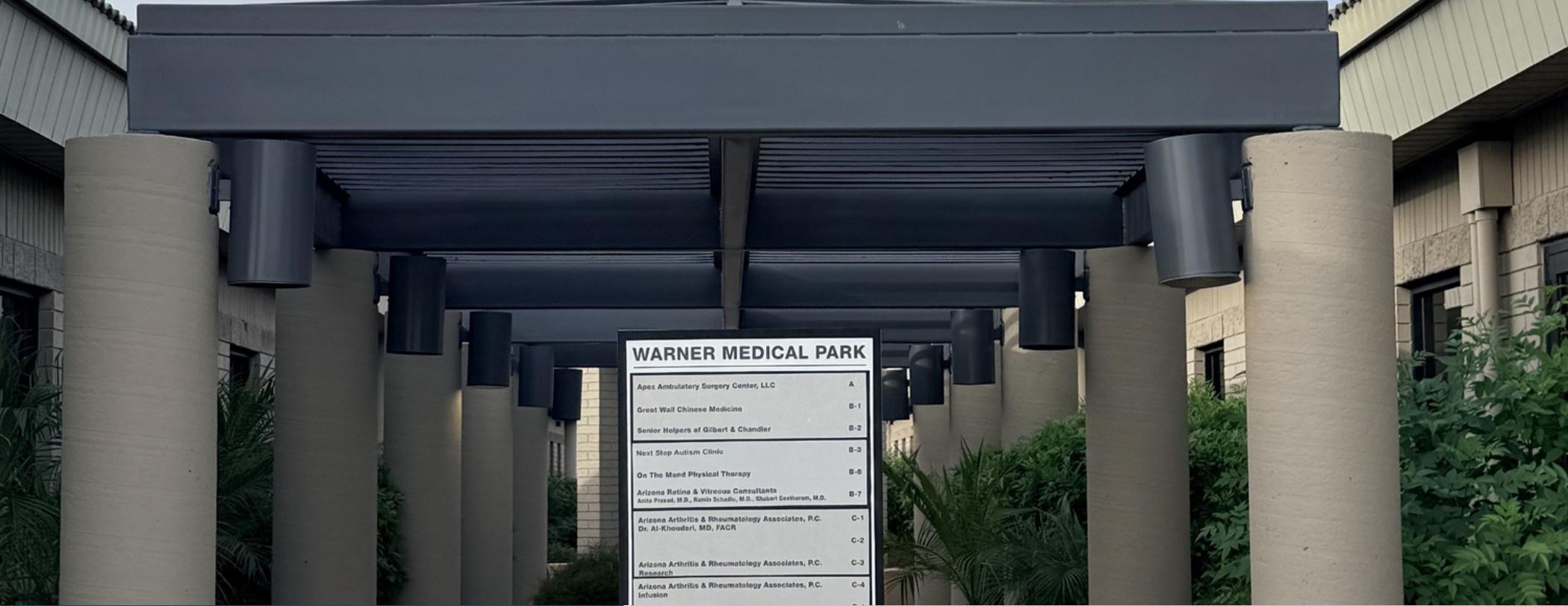
Warner Park Surgery Center

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

FOR SALE

Exclusively listed by:

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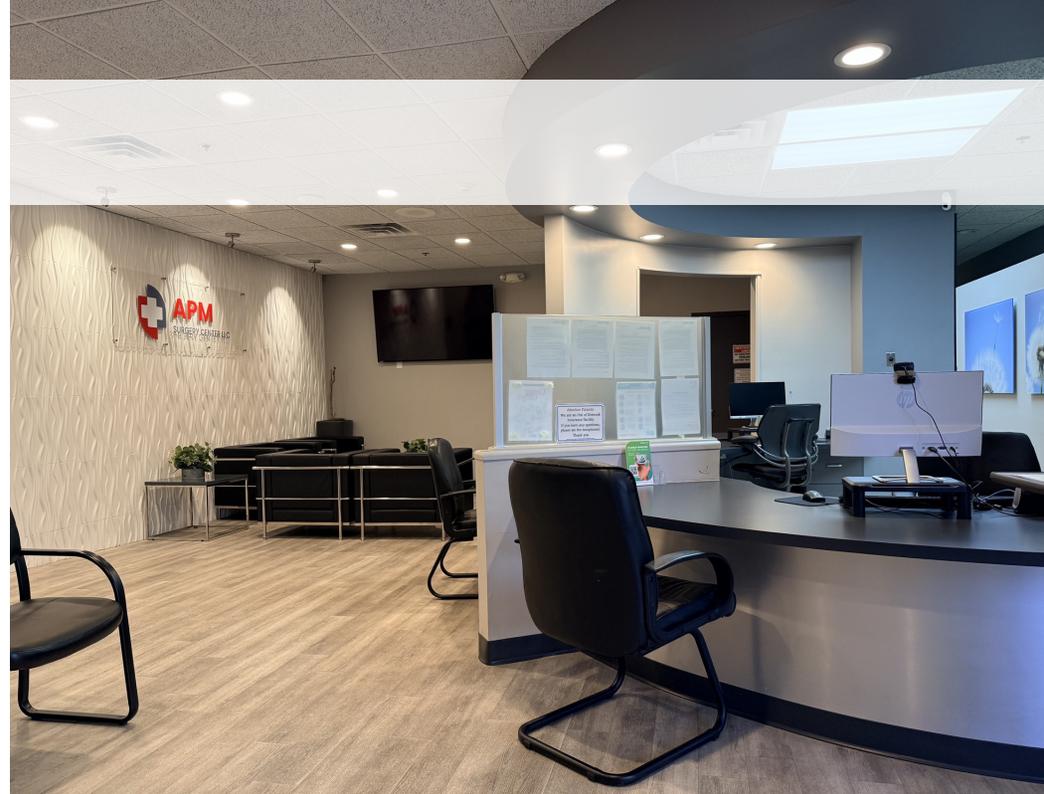
PROPERTY SUMMARY

PRICE	\$3,500,000.00 (\$347/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

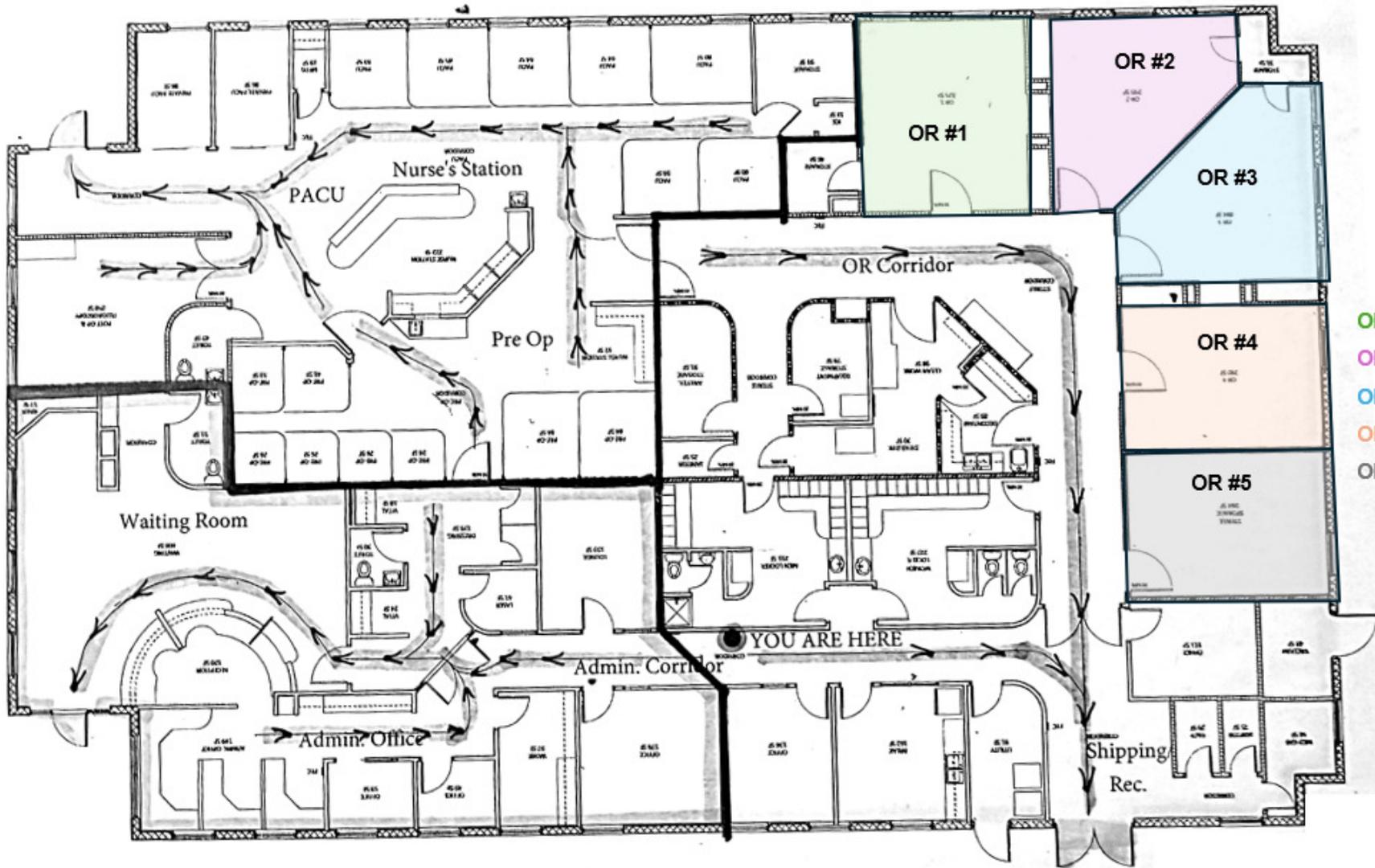
Photos



Photos



Floor Plan



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

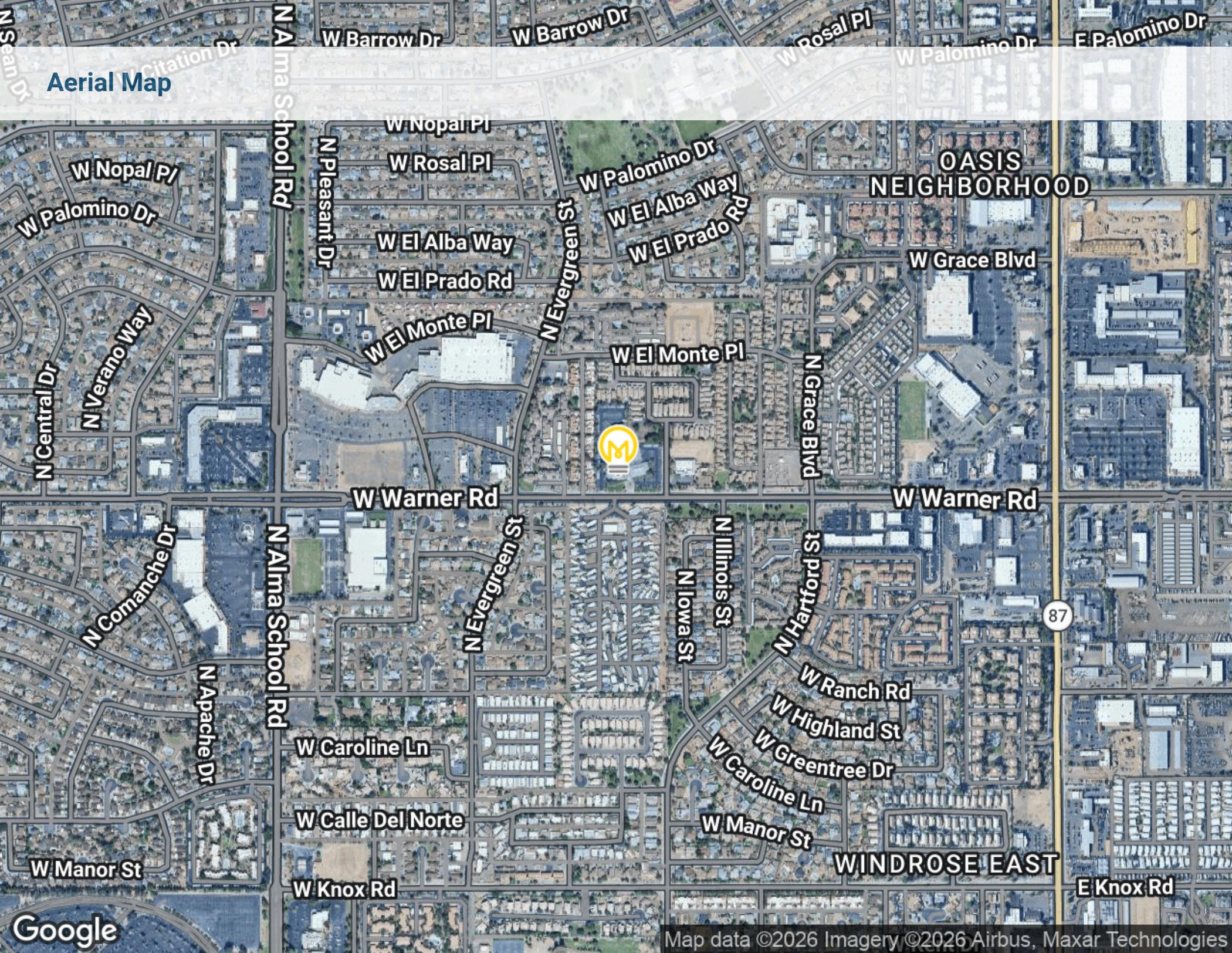
Parcel Map



SITE

W WARNER RD

Aerial Map



OASIS NEIGHBORHOOD

WINDROSE EAST

87

Google

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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.