



OWNER/USER OR INVESTMENT OPPORTUNITY MEDICAL/OFFICE BUILDING

18747 N Reems Rd, Bldg E | Surprise, AZ 85374

AVAILABLE FOR SALE

For More Information, Please Contact:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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MEDICAL/OFFICE BUILDING FOR SALE

Located within the Surprise Medical & Professional complex, this ±2,512 SF medical and office building presents an exceptional opportunity in a highly desirable area. The property benefits from excellent positioning near major healthcare hubs like the Banner Del E. Webb Medical Center and has easy access to the US-60 Highway.

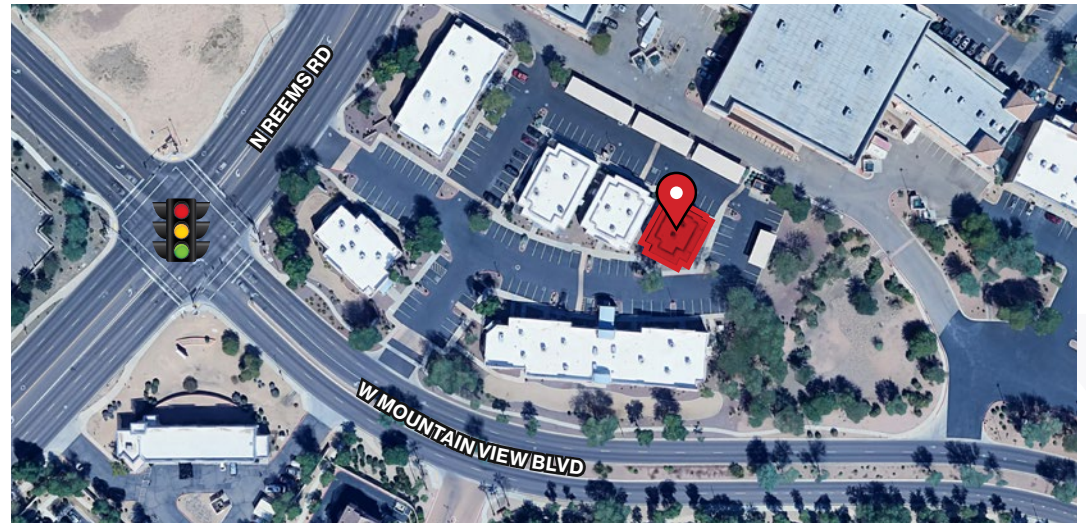
This versatile property is currently occupied by two tenants on expired leases who are both willing to renew, offering a buyer multiple strategic options. A new owner can seamlessly capitalize on the immediate rental income as an investment, or choose to occupy the space to house their own growing practice.

Additional Highlights:

- True Owner/User or Investment Opportunity
- Strategic Location near Banner Del E. Webb Medical Center
- Immediate Income Potential with Willing Tenants
- Building and Monument Signage Available

PROPERTY SUMMARY

Address	18747 N Reems Rd, Bldg E Surprise, AZ 85374
Building Size	±2,512 SF
Year Built	2005
Floors	1
Parcel	503-60-563
Tenancy	Multiple
Sale Price	\$985,000 (\$393 PSF)



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PHOTOS



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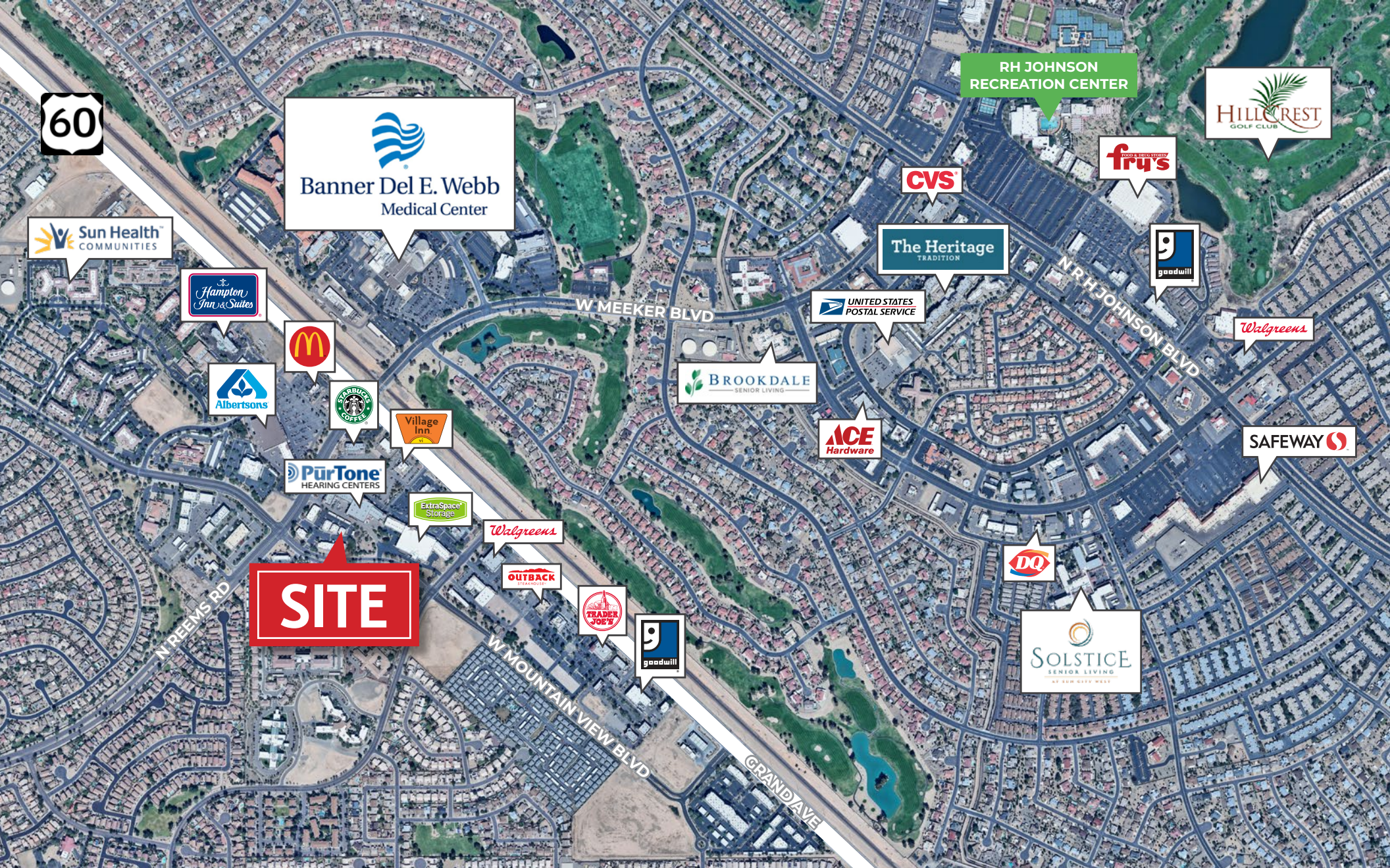
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