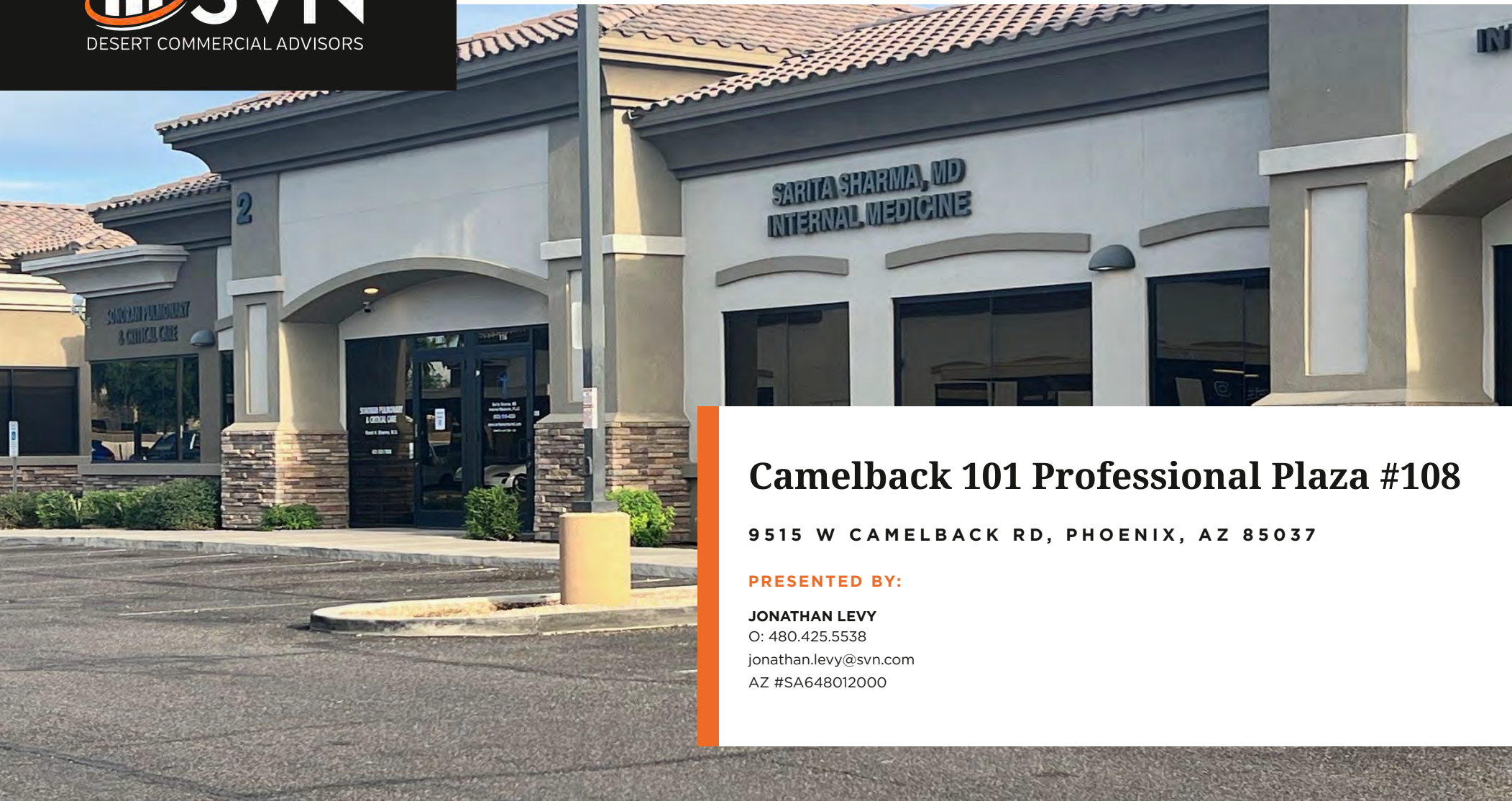




Built Out Medical Office Condo for Sale



Camelback 101 Professional Plaza #108

9515 W CAMELBACK RD, PHOENIX, AZ 85037

PRESENTED BY:

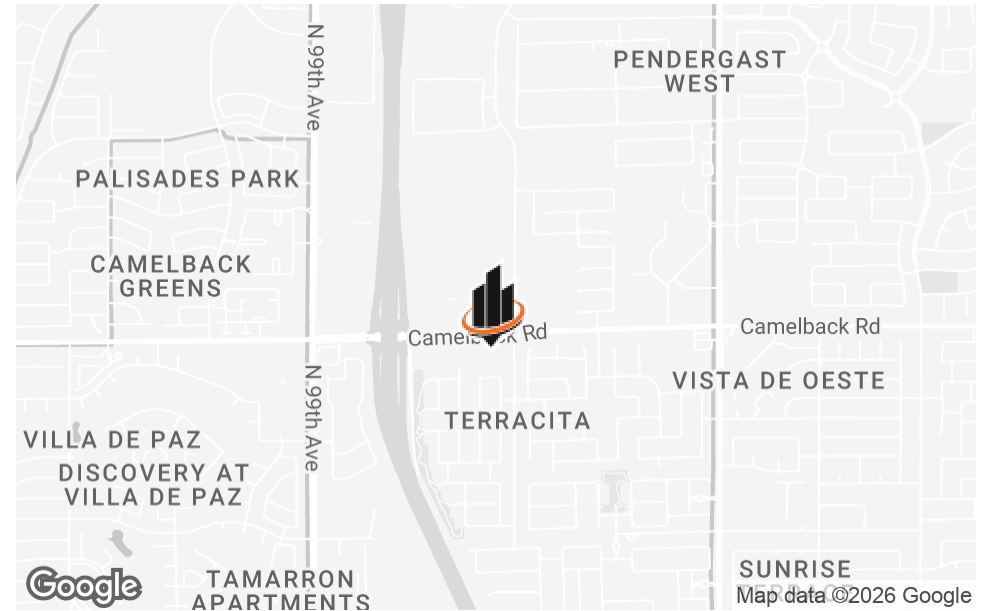
JONATHAN LEVY

O: 480.425.5538

jonathan.levy@svn.com

AZ #SA648012000

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,058,400
UNIT SIZE:	2,520 SF
PRICE/SF:	\$420 PSF
ZONING:	C-2
ASSOCIATION DUES:	\$984.00/mo
2025 PROPERTY TAX:	\$10,654.02/yr
BUY SIDE FEE:	2.5%
APN:	102-18-940

LOCATION DESCRIPTION

The subject medical office condo located at 9515 W Camelback Rd in Phoenix is surrounded by a dense suburban feel, with a population exceeding 231,000 residents. Camelback 101 Office Park is situated on Camelback Rd, directly off the Loop 101 Freeway. There are many retail and lifestyle amenities in the immediate area, including State Farm Stadium (home to the Arizona Cardinals) just one mile north, along with the adjacent Westgate Entertainment District offering diverse entertainment options. The complex is within close proximity to major facilities such as Banner Estrella Medical Center and Abrazo Arrowhead Campus in the broader West Valley area. Major lifestyle and retail amenities feature the Westgate Entertainment District with its array of shops, restaurants, and bars, Tanger Outlets for discount shopping, everyday retailers like Walmart and Target in the vicinity, and convenient access via the Loop 101 freeway.

PROPERTY HIGHLIGHTS

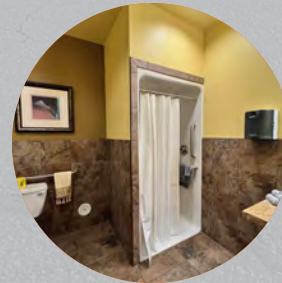
- Tenant in Place Until August 31st, 2026: TOURS BY APPOINTMENT ONLY, DO NOT DISTURB TENANT
- ±2,520 SF Turnkey Medical Office Condo for Sale
- Features 7 Wet Exam Rooms, Reception Area, Nurse Station/Charting Area, 2 Private Physician Offices, 2 Supply Closets (1 w/ Mop Sink), Lab/Procedure Room
- 2 ADA Restrooms (One w/ Shower)
- 3 Covered Reserved Parking Spaces
- Monument Signage Availability
- C-2 Zoning
- HonorHealth, Banner Estrella, and Abrazo Arrowhead in Close Proximity
- Immediate Access to Loop 101 Freeway
- Westgate, State Farm Stadium, VAI Resort (2026), Desert Diamond Casino and Arena Nearby



FULLY BUILT OUT

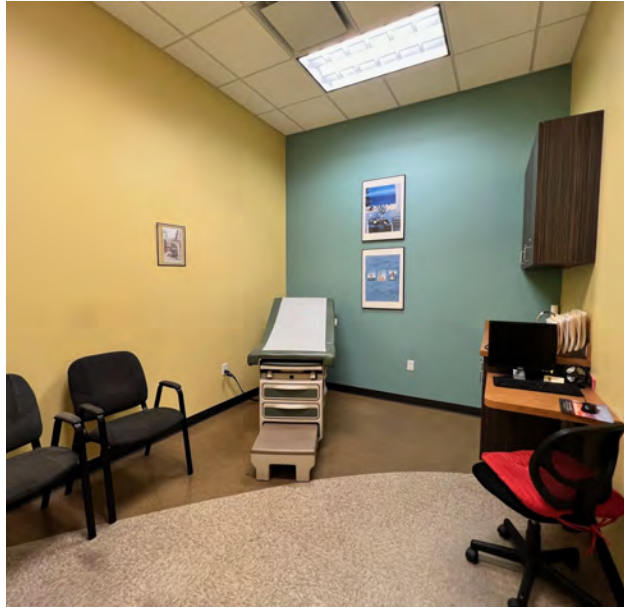


PRIME LOCATION



IN-UNIT SHOWER

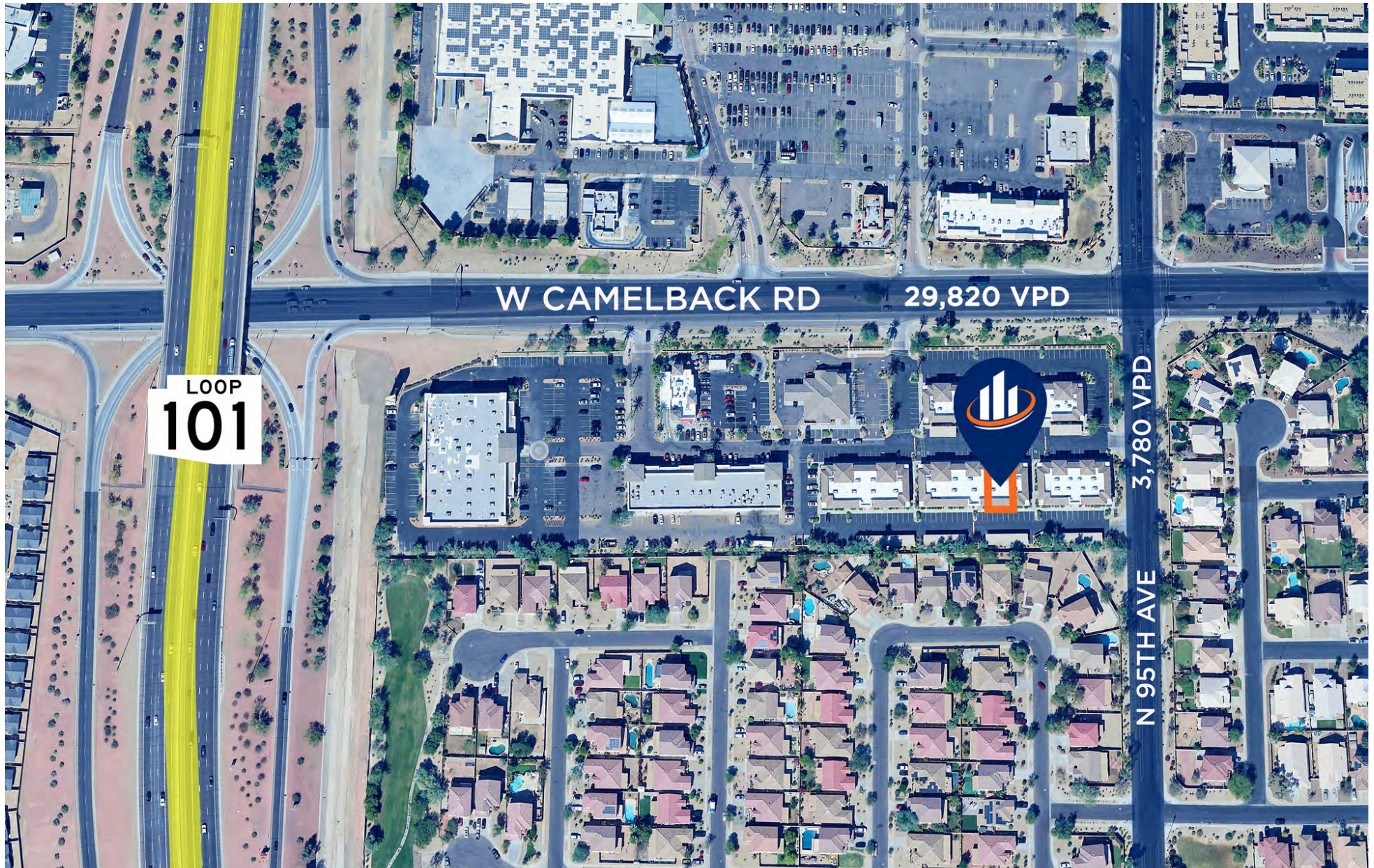
INTERIOR PHOTOS



AREA AMENITIES



SITE PLAN



DISCLAIMER

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