



North Valley Medical/Dental Condo for Sale



The Village at Sonoran Canyon #120

2525 WEST CAREFREE HIGHWAY, PHOENIX, AZ 85085

PRESENTED BY:

JONATHAN LEVY

O: 480.425.5538

jonathan.levy@svn.com

AZ #SA648012000

MARLON MAYO

O: 480.425.5517

marlon.mayo@svn.com

PROPERTY SUMMARY

THE VILLAGE AT SONORAN CANYON #120

2525 WEST CAREFREE HIGHWAY
PHOENIX, AZ 85085

OFFERING SUMMARY

SALE PRICE:	\$895,000
UNIT SIZE:	2,074 SF
ZONING:	C-O/M-O
APN:	204-01-877
PROPERTY TAXES:	\$4,023.22/yr
ASSOCIATION DUES:	\$508.13/mo
PRICE / SF:	\$431.53

PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present a purchase opportunity in the thriving Phoenix area! This meticulously maintained 2,074 SF building, constructed in 2006, presents a turnkey Medical/Dental condo for sale. Boasting 5 plumbed operatories with the potential for a 6th, the existing FF&E can convey with the sale, ensuring a seamless transition for investors. With a thoughtfully designed layout encompassing a reception area, executive office, consulting room, break room, two ADA restrooms, and a sterile room, this property offers excellent functionality to support a successful medical or dental practice. Zoned C-O/M-O and strategically positioned for visibility along Carefree Highway, this opportunity embodies the essence of prime commercial real estate within a thriving North Phoenix location.



PROPERTY HIGHLIGHTS

- Built out Medical/Dental Condo for Sale
- ±2,074 RSF
- 5 Plumbed Ops - Opportunity for 6th Op
- Existing FF&E Can Convey w/ Sale
- 2 Covered Reserved Parking Spaces
- Excellent Functionality w/ Reception, Executive Office, Consult Room, Break Room, Two (2) ADA Restrooms, Sterile Room
- Thriving North Phoenix Location with Visibility to Carefree Hwy
- I-17 Freeway One Mile to the West
- Surrounded by Neighborhood Amenities such as Tramonto Park, Anthem Community Park, and Shops at Norterra



**Exterior Loaded
Entry**

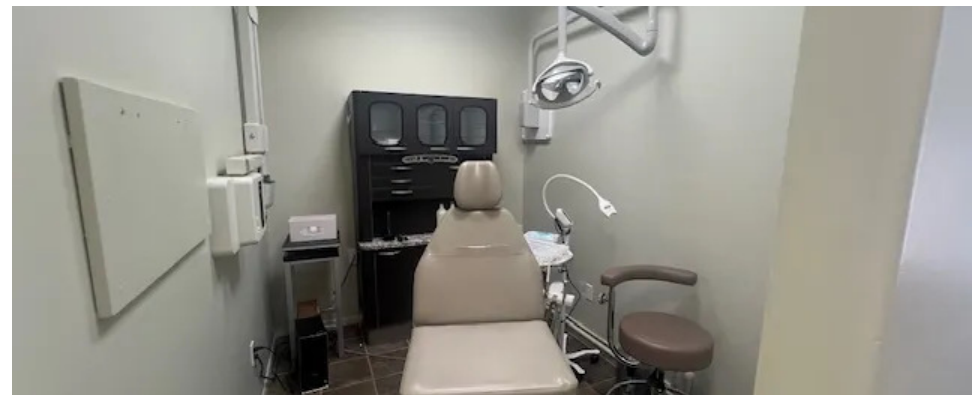
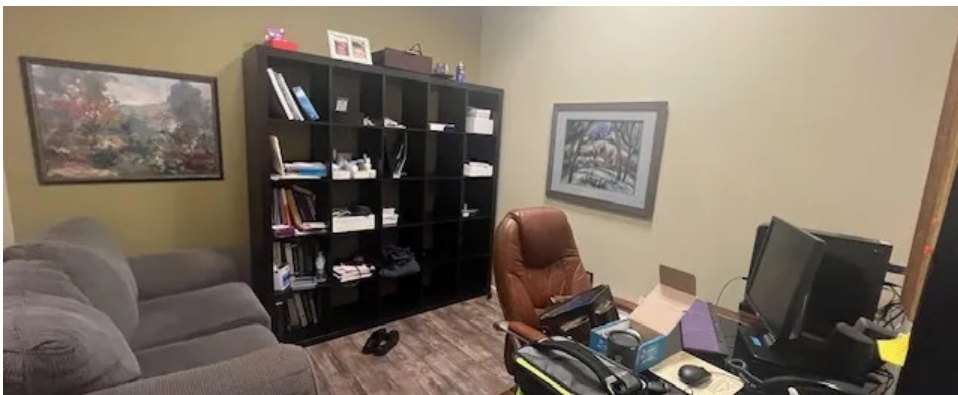
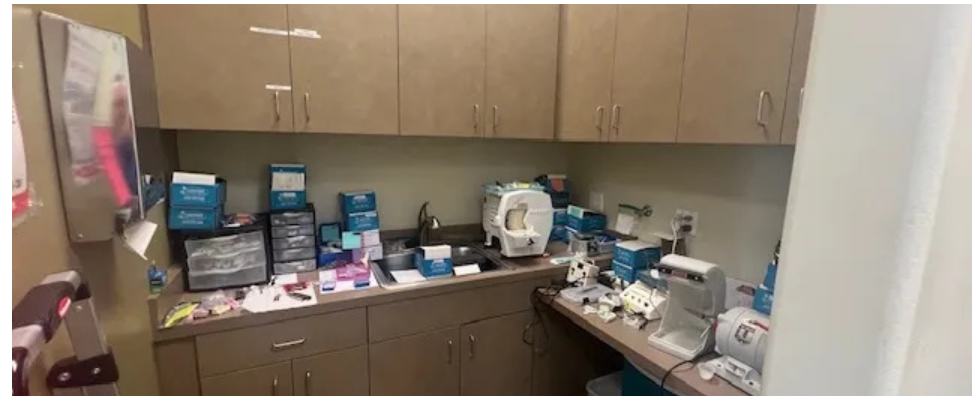


Covered Parking

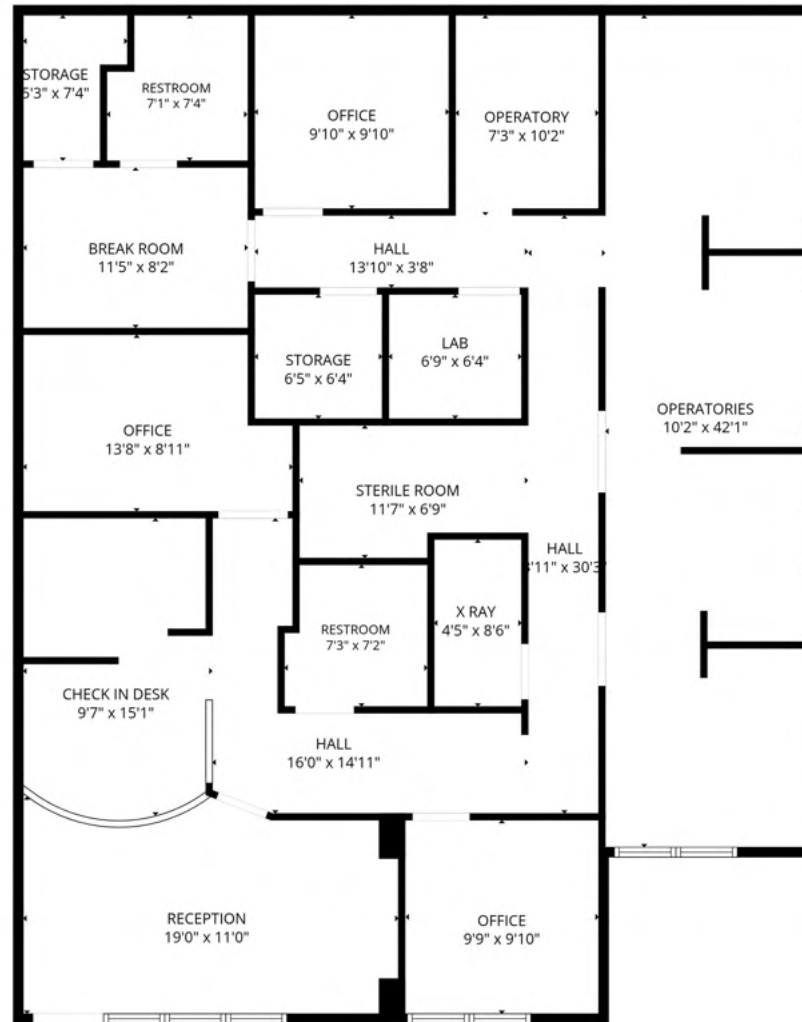


FF&E Optional

ADDITIONAL PHOTOS



FLOOR PLANS

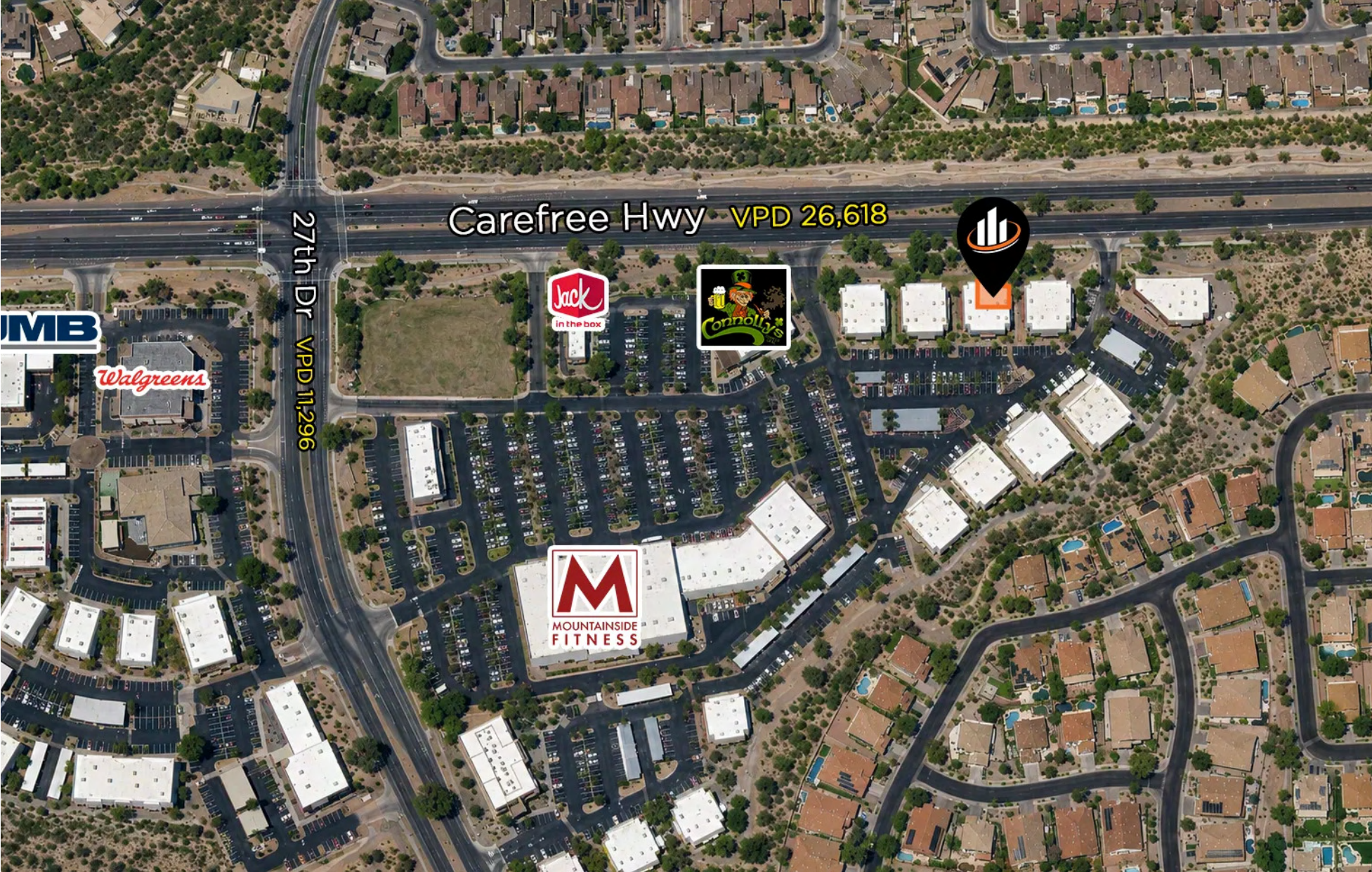


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AREA AMENITIES



PARCEL + TRAFFIC COUNTS

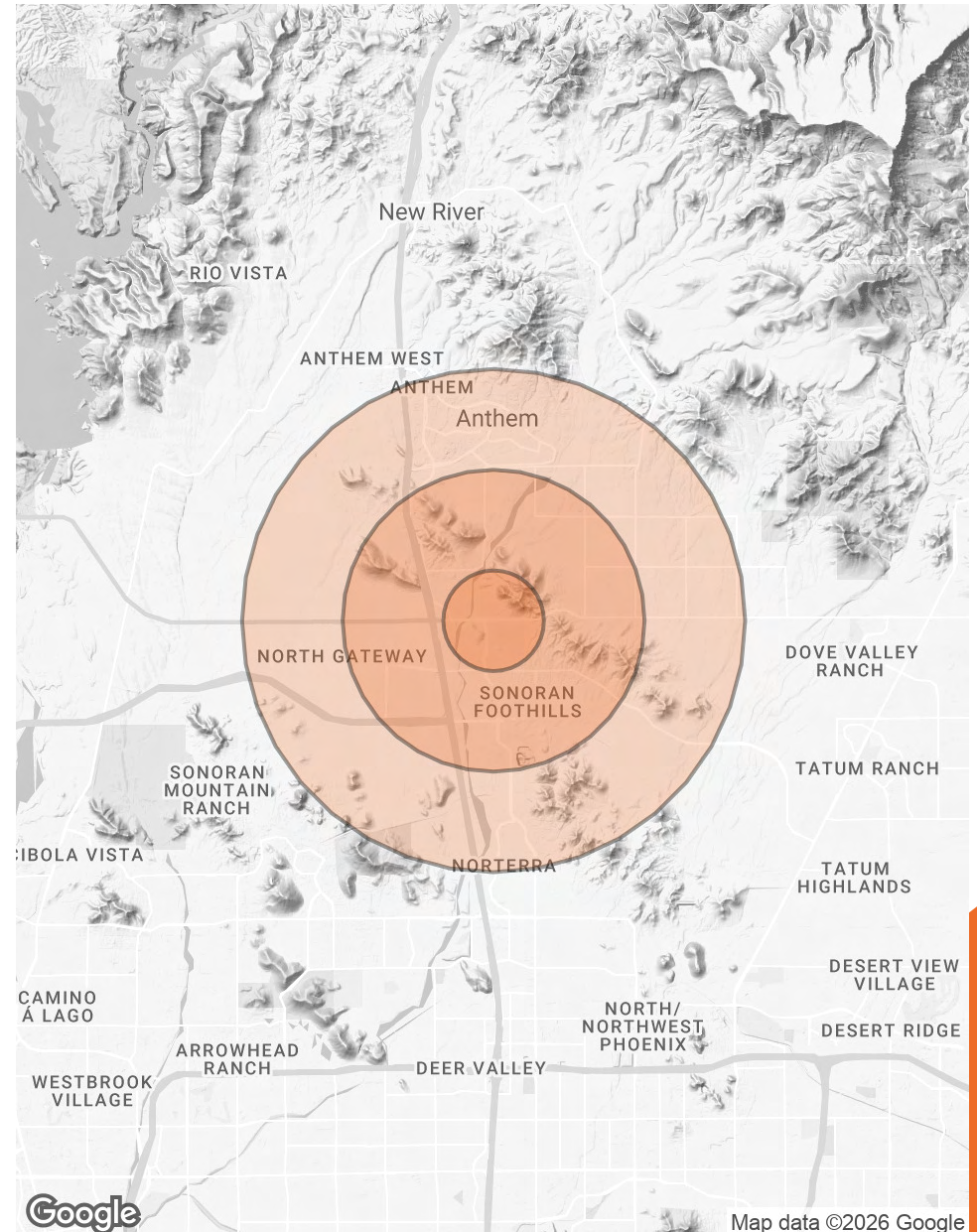


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,194	23,901	62,330
AVERAGE AGE	36.4	40.9	42.3
AVERAGE AGE (MALE)	32.6	38.1	41.3
AVERAGE AGE (FEMALE)	41.3	44.2	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,150	8,931	23,349
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$157,184	\$158,536	\$153,689
AVERAGE HOUSE VALUE	\$571,127	\$624,636	\$588,580

2023 American Community Survey (ACS)



Map data ©2026 Google



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

5343 N. 16TH STREET, SUITE
100
PHOENIX, AZ 85016



SVNDESERTCOMMERCIAL.COM