



Menlo Group
COMMERCIAL REAL ESTATE

PRICE REDUCTION



EAST VALLEY SURGERY CENTER

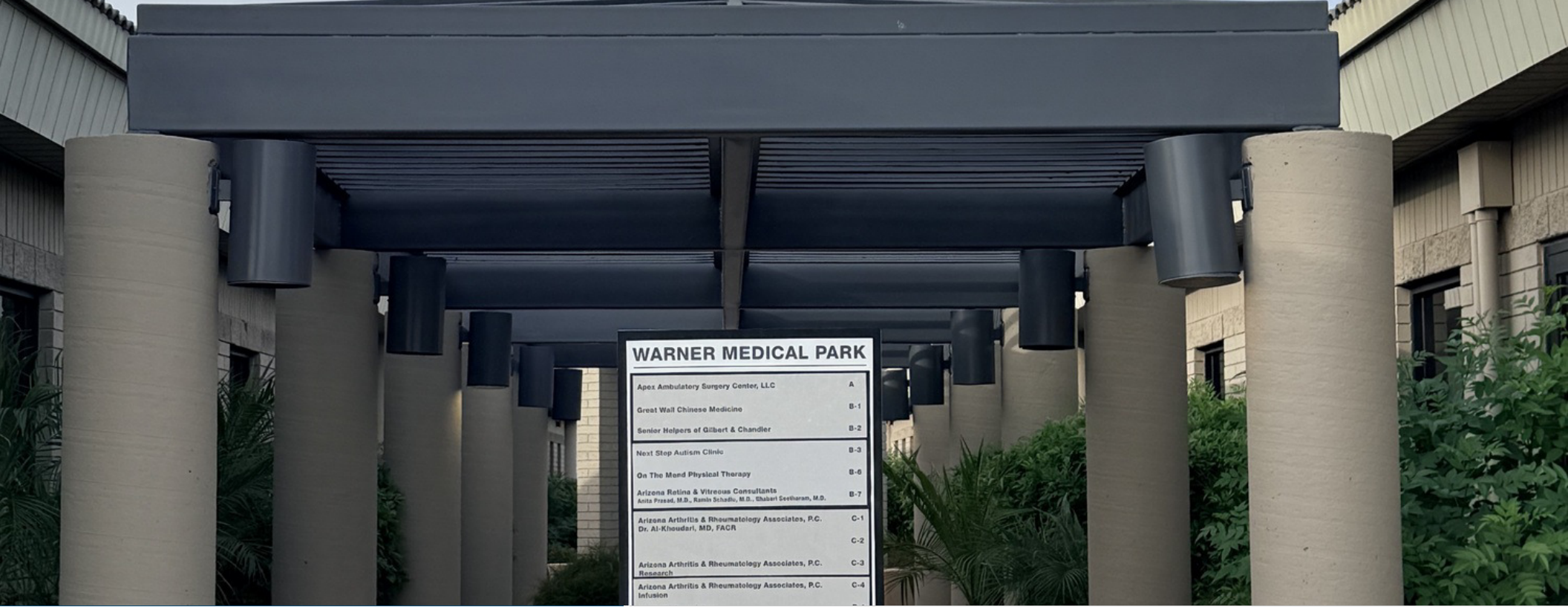
Warner Park Surgery Center

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

AVAILABLE FOR SALE

Exclusively listed by:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777



PROPERTY SUMMARY

PRICE	\$2,850,000.00 (\$283.00/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

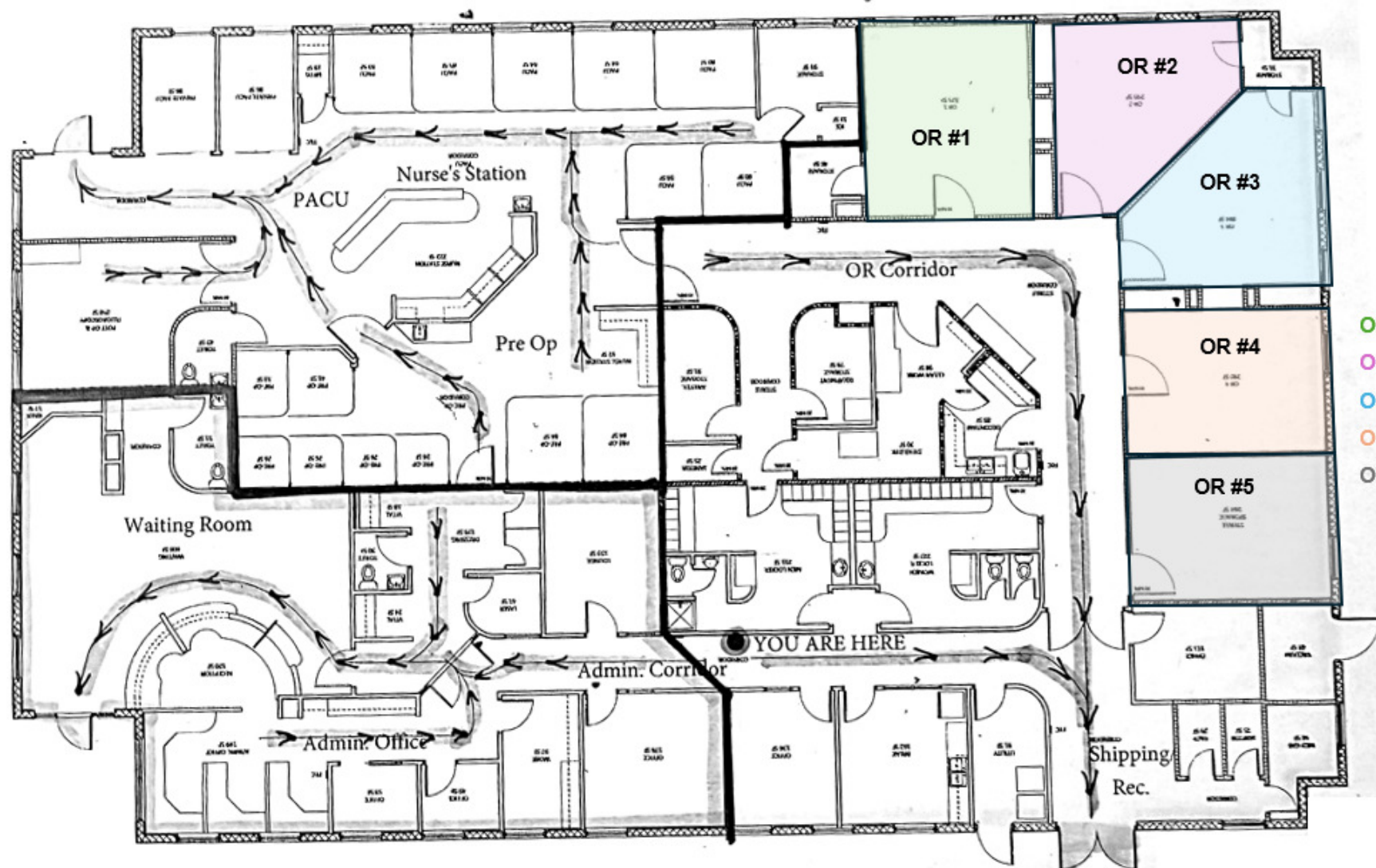
Photos



Photos



Floor Plan



OR #1: +/- 252 SF

OR #2: +/- 345 SF

OR #3: +/- 345 SF

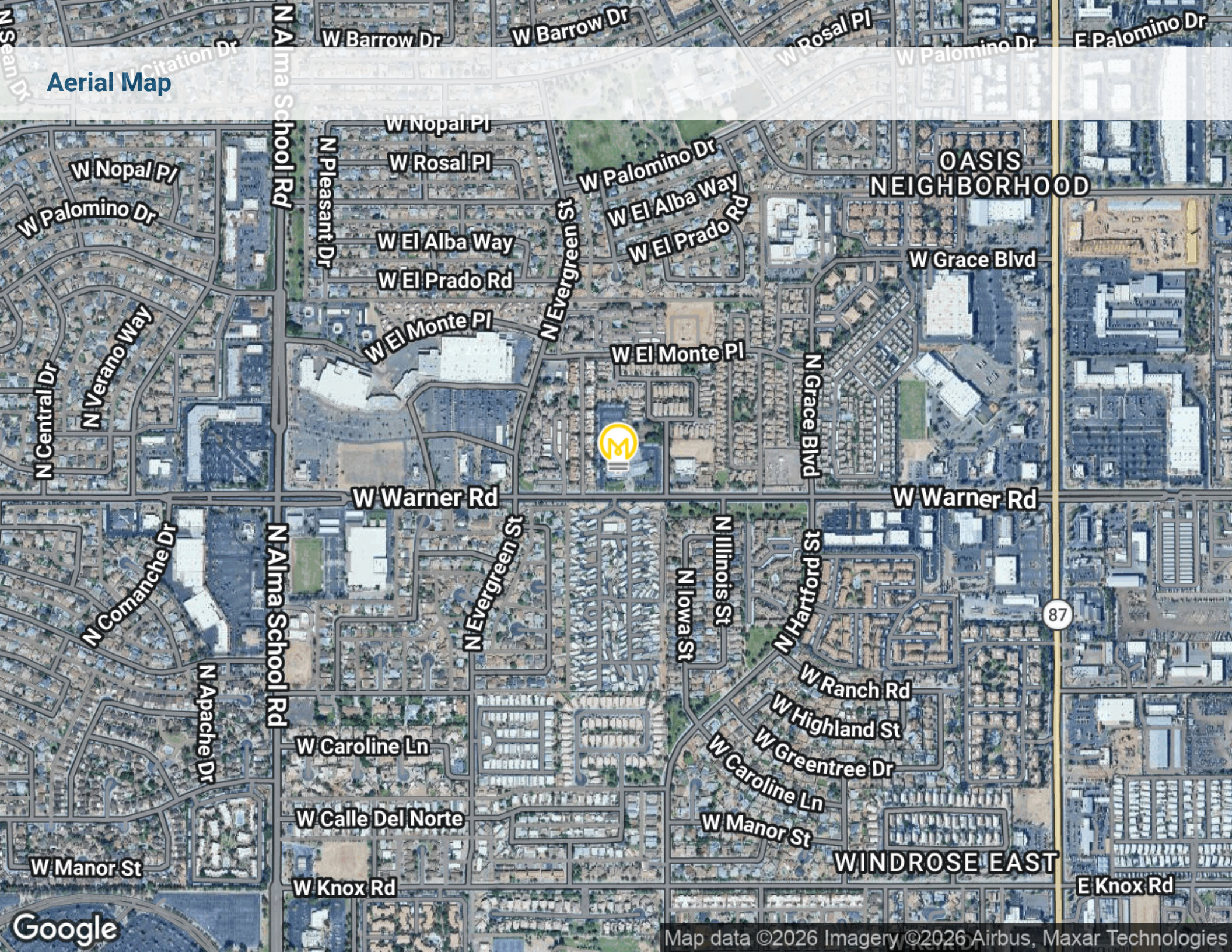
OR #4: +/- 252 SF

OR #5: +/- 252 SF

Parcel Map



Aerial Map



N Alma School Rd

W Barrow Dr

W Barrow Dr

W Rosal Pl

W Palomino Dr

E Palomino Dr

W Nopal Pl
W Palomino Dr

N Central Dr

N Verano Way

N Pleasant Dr

W Nopal Pl

W Rosal Pl

W El Alba Way

W El Prado Rd

W El Monte Pl

N Evergreen St

W Palomino Dr

W El Alba Way

W El Prado Rd

W El Monte Pl

N Grace Blvd

OASIS NEIGHBORHOOD

W Grace Blvd

W Warner Rd

W Warner Rd

N Comanche Dr

N Alma School Rd

N Apache Dr

N Evergreen St

N Iowa St

N Illinois St

N Hartford St

87

W Caroline Ln

W Calle Del Norte

W Knox Rd

W Manor St

N Iowa St

N Illinois St

N Hartford St

W Ranch Rd

W Highland St

W Greentree Dr

W Caroline Ln

W Manor St

WINDROSE EAST

E Knox Rd

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