

Condo Size:
±1,517 SF

2 Garages:
±545 SF

Sale Price:
\$830,000

Business is also
Available For Sale



Professional Dental Office

633 E Ray Rd, Bldg 1, Ste 104 | Gilbert, AZ 85202

Lin-Ray Office Condo
**AVAILABLE
FOR SALE**

For More Information, Please Contact:

ERIC BUTLER

D: 480.522.2813

M: 602.809.6570

ebutler@cpiaz.com

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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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



DENTAL OFFICE FOR SALE

Located at 633 E Ray Rd, Gilbert, AZ, this ±1,517 SF turn-key dental office condo offers a highly desirable East Valley location. Positioned within the Lin-Ray Professional Suites, the property benefits from strong surrounding demographics and convenient access to the Loop 202 and Mercy Gilbert Medical Hospital.

Surrounded by established residential neighborhoods and prominent retail destinations like SanTan Village, the property provides a built-in customer base. In addition to the ready-to-use 1,517 SF dental office, there is an additional 545 SF consisting of 2 garages in a fully enclosed yard on the project.

ADDITIONAL HIGHLIGHTS:

- Turn-key dental office setup ready for your practice to move in.
- Includes a ±545 SF garage in a fenced/secured area.
- Close proximity to the Loop 202 (SanTan Freeway) and major East Valley thoroughfares.
- The existing dental business is also available for sale alongside the real estate.

PROPERTY SUMMARY

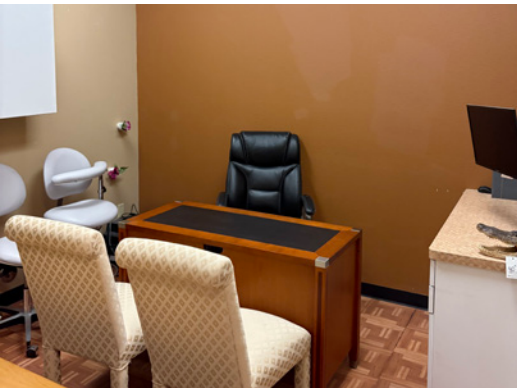
ADDRESS	633 E Ray Rd, Bldg 1, Ste 104 Gilbert, AZ 85202
CONDO SIZE	±1,517 SF
GARAGE SIZE	±545 SF
YEAR BUILT	2006
PARCEL	304-44-900
ZONING	CC
TENANCY	Single Tenant
PARKING RATIO	5/1,000 SF
SALE PRICE	\$830,000 (\$475 PSF)



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FLOOR PLAN



BLDG 1 - STE 114

Turn-Key Dental Office Ready for Immediate Occupancy

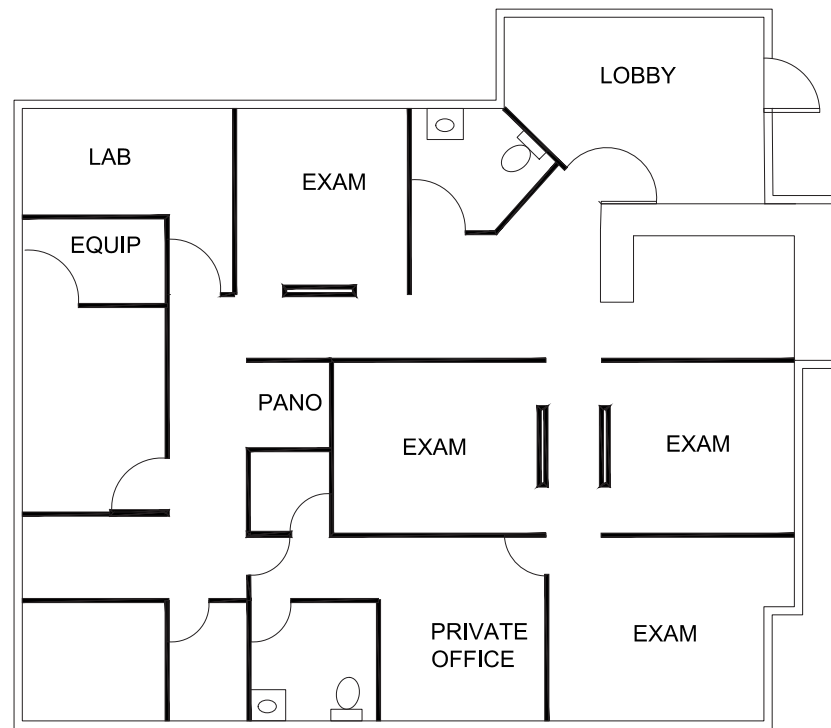
Business is also Available For Sale

Sale Price: **\$830,000.00 (Office is \$475 PSF, Garages are \$201 PSF)**

±1,517 SF

FOR SALE

\$830,000.00



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The property includes a unique fenced/secured storage and garage area at back of project. Not all owners have a garage ownership.



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