

Owner/User Office Building for Sale

Prime Central Phoenix Location

*Live/Work Space Available for Owner User | 1-Year Office Lease in Place for Immediate Cash Flow



207 E. Monterey Way

PHOENIX, AZ 85012 | ± 2,615 SF | Owner/User with Income

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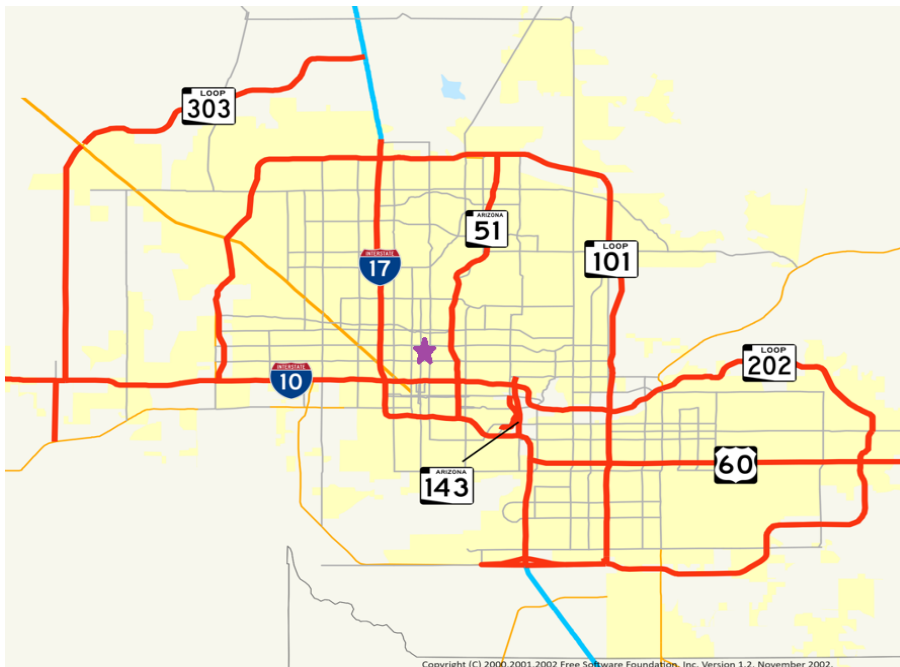
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2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
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Offering Summary



Property Highlights

- ◆ Total Building Size: ±2,615 SF (APN #118-34-066A)
- ◆ Sale Price: \$840,000 (±\$321PSF)
- ◆ Office Portion: ±1,147 SF (1-Year Lease in Place)
 - 4/5 Private Offices, Conference Room, Reception Area, Break Room & Restroom, Private Entrance and Patio Area
- ◆ Connected Office Suite w/Residential Live Option: ±1,468 SF
 - Open-concept Layout with 2 Bedrooms/Offices
 - 2 Bathrooms, Modern Kitchen with Quartz Countertops, Custom Cabinetry, New Gas Range & Appliances (2019)
 - Vaulted Ceilings, Laundry & Storage Rooms

Features & Upgrades

- ◆ Newer Foam Roof and HVAC Systems Throughout
- ◆ Two Separate Electric Meters
- ◆ Both Suites Easily Combined Through Connecting Door
- ◆ 8 On-site Parking Spaces Plus Street Parking
- ◆ Zoned R-5 — Suitable for Office, Live/Work, or Full Office Use
- ◆ Former Dental Office Also Ideal For: Health/Wellness, Counseling, Legal, Accounting, Service Businesses, Fitness/Spa & Non-Profits
- ◆ Walking Distance to Light Rail & Shopping. Minutes from Downtown Phoenix, Hospitals, Parks & Sky Harbor Airport
- ◆ SBA Financing Opportunity with 10% Down Payment

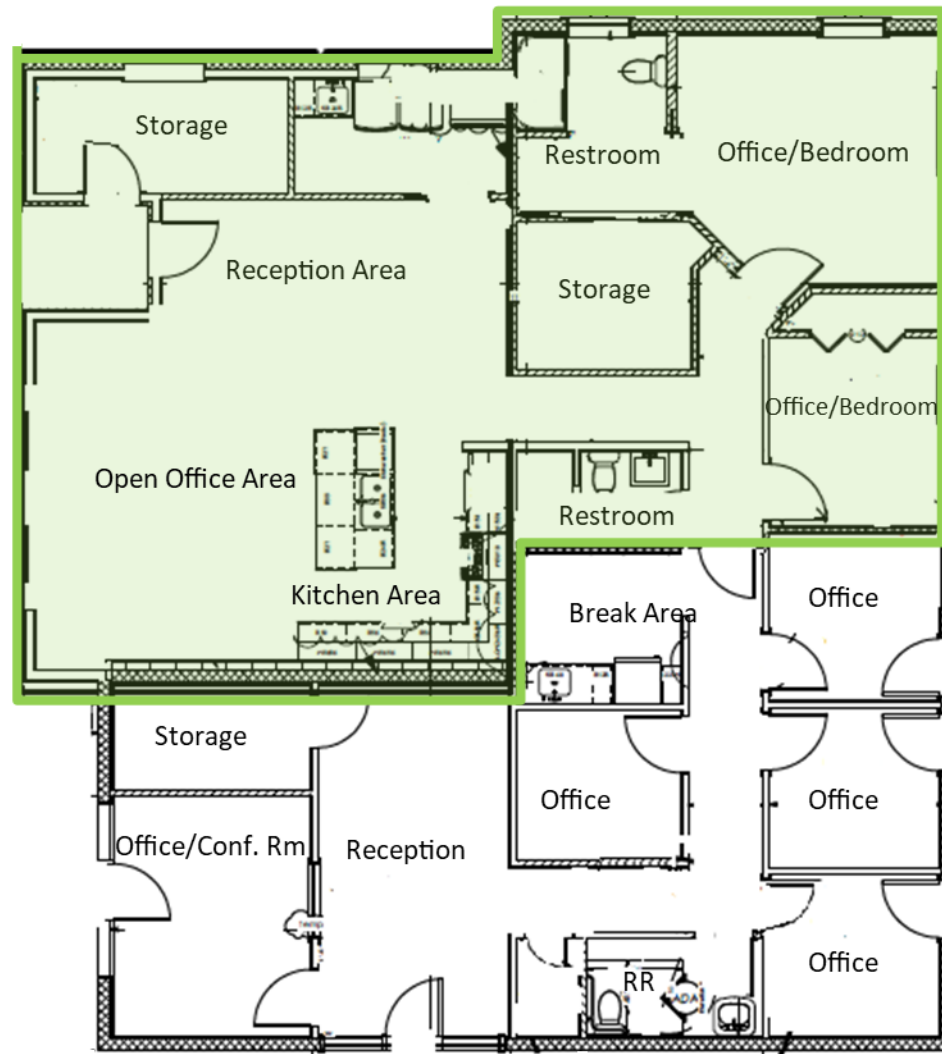
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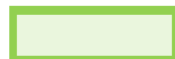
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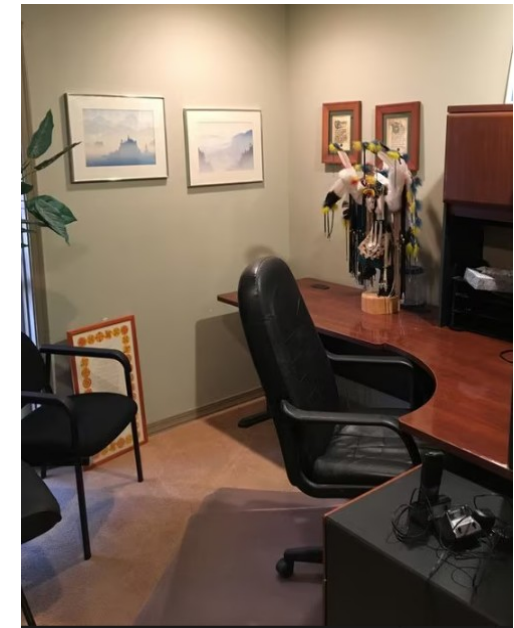
Floor Plan



 LIVING AREA EASILY CONVERTS TO OFFICE



Property Photos



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