



Office Condo For Sale



Chauncey Ranch

7010 E. CHAUNCEY LN. #215
PHOENIX, AZ 85054

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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.

PROPERTY INFORMATION

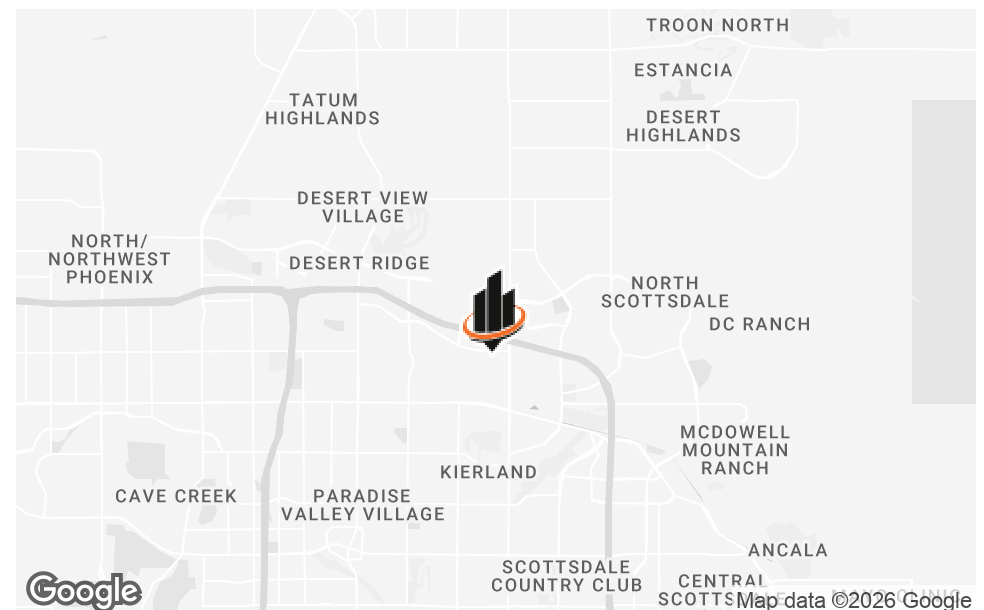
OFFERING SUMMARY

SALE PRICE	1,259,000 ±\$430 PSF
UNIT SIZE	2,927 SF
APN	215-09-365
PARKING	2 covered, reserved spaces
CONSTRUCTION YEAR	2007
2025 TAXES	\$7,609.74 annually
2026 CAM	\$997.28 per month

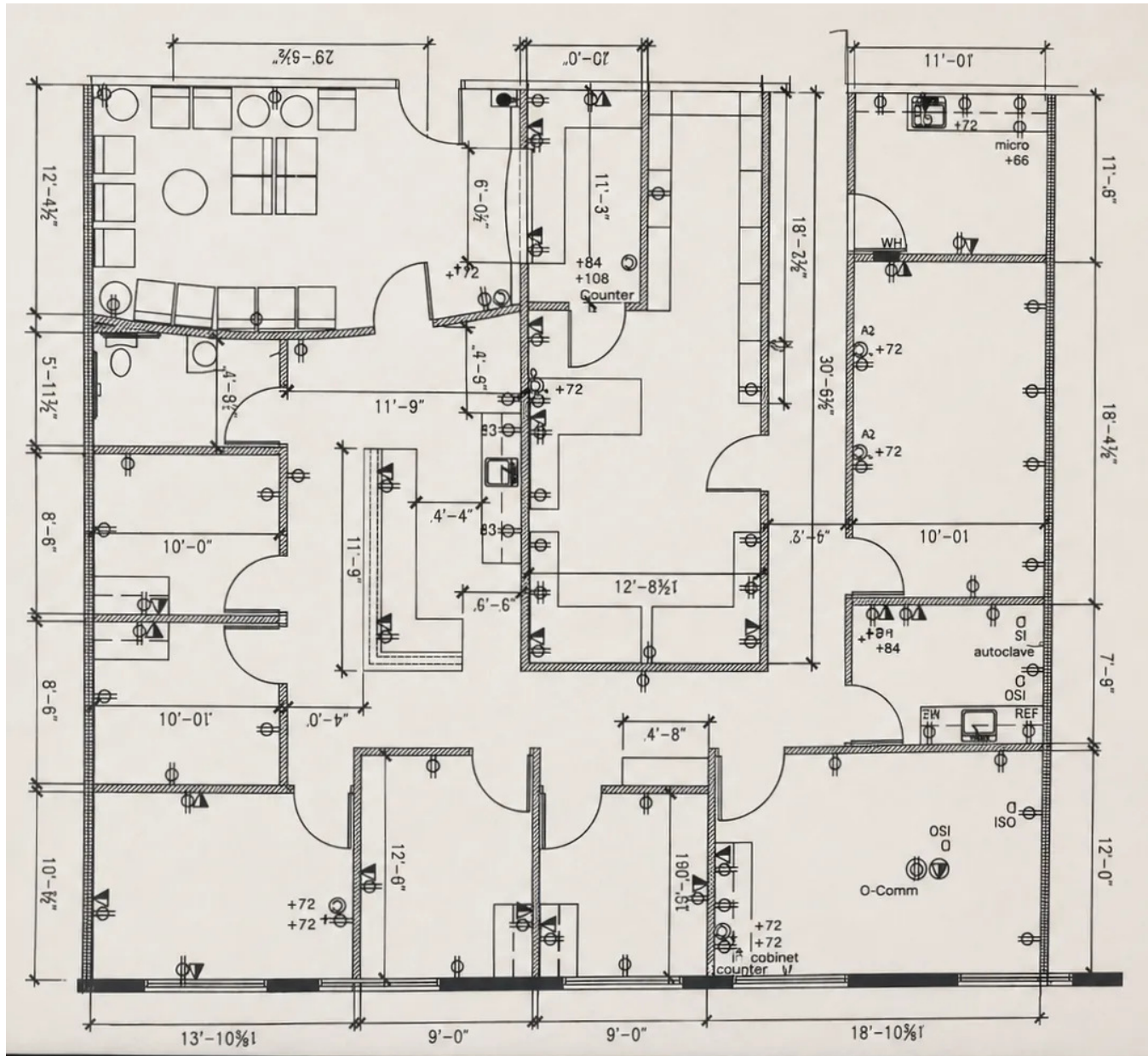


HIGHLIGHTS

- Office Condo for Sale at the highly desirable Scottsdale Rd. and 101 Fwy Intersection.
- Medical office layout which can easily be used for medical or converted to general office space.
- First class lobby with common area restrooms.
- Immediate proximity to countless retail amenities and restaurants.
- Minutes to both the Mayo Clinic and Banner Health's new medical campus.
- Easy freeway access offering convenient access to all parts of the Valley.



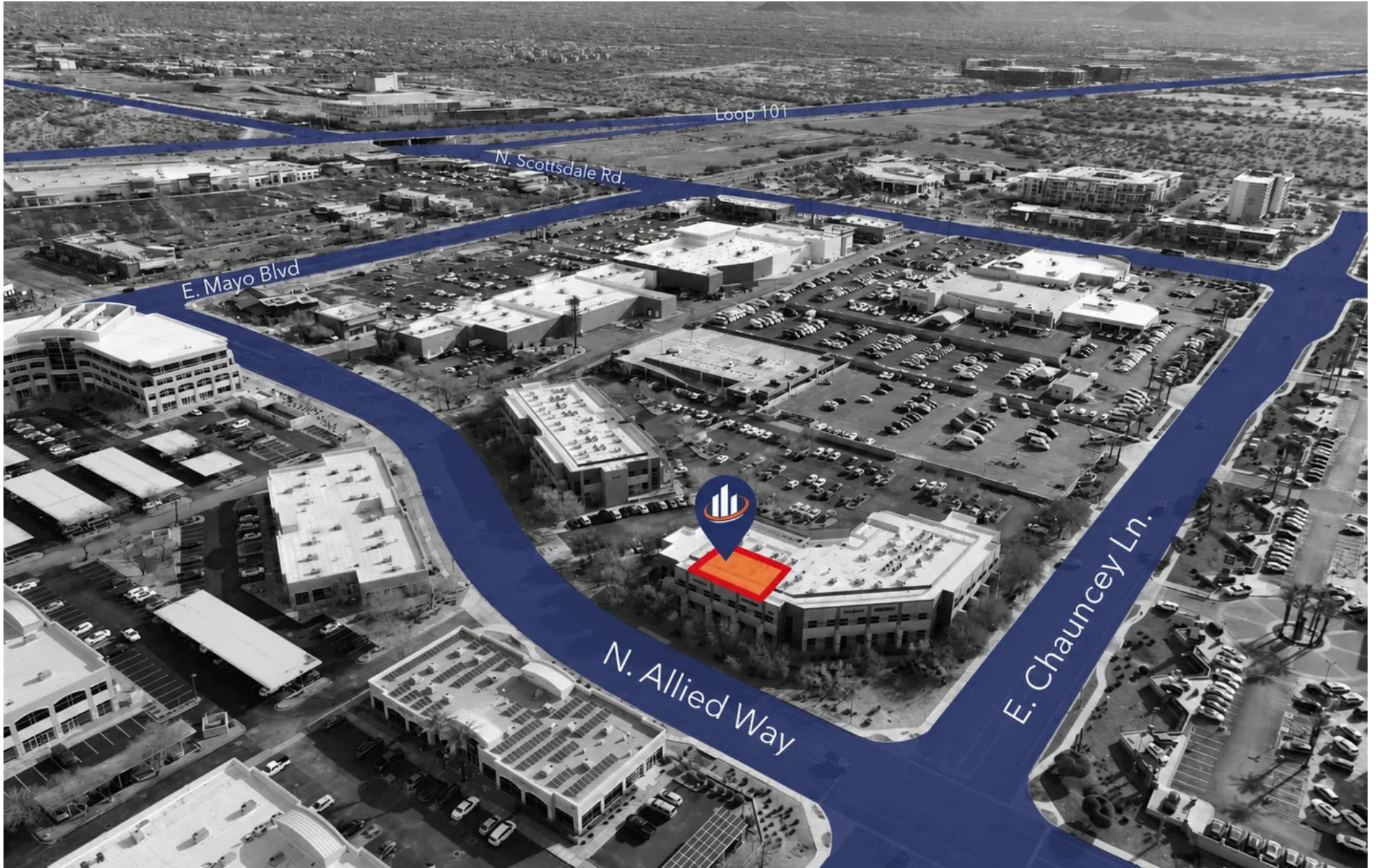
FLOOR PLANS



ADDITIONAL PHOTOS



SITE PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,850	23,837	59,102
AVERAGE AGE	41.1	45.6	44.9
AVERAGE AGE (MALE)	39.1	44.3	43.8
AVERAGE AGE (FEMALE)	44.0	46.1	45.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,731	11,958	27,493
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	\$118,466	\$138,976	\$152,651
AVERAGE HOUSE VALUE	\$384,173	\$663,506	\$734,105

2023 American Community Survey (ACS)

