



# Northwest Valley Flex Condo for Sale



## Olive Business Park Unit 205

9299 WEST OLIVE AVENUE, PEORIA, AZ 85345

**PRESENTED BY:**

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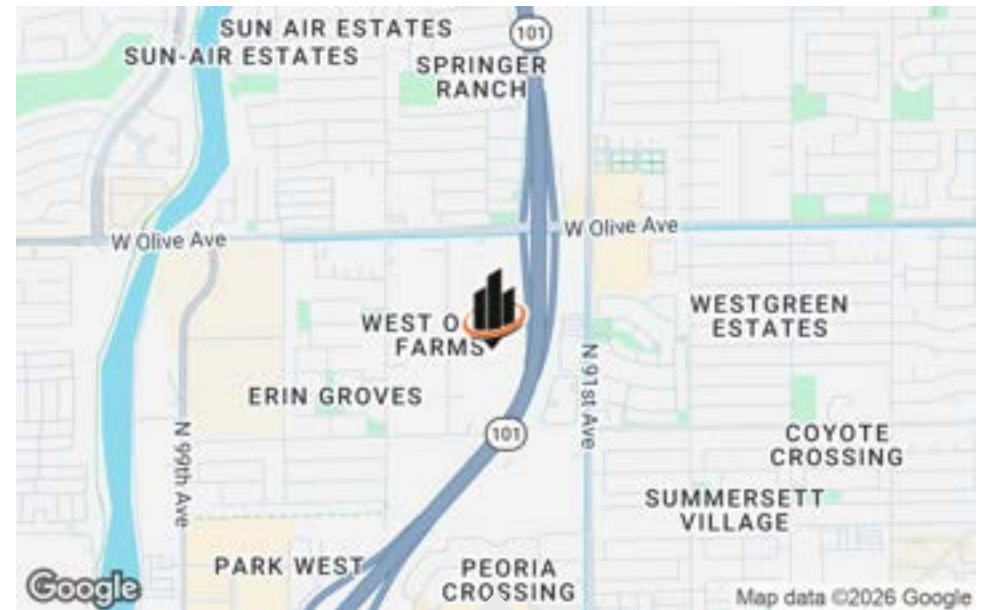
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# PROPERTY DETAILS & HIGHLIGHTS

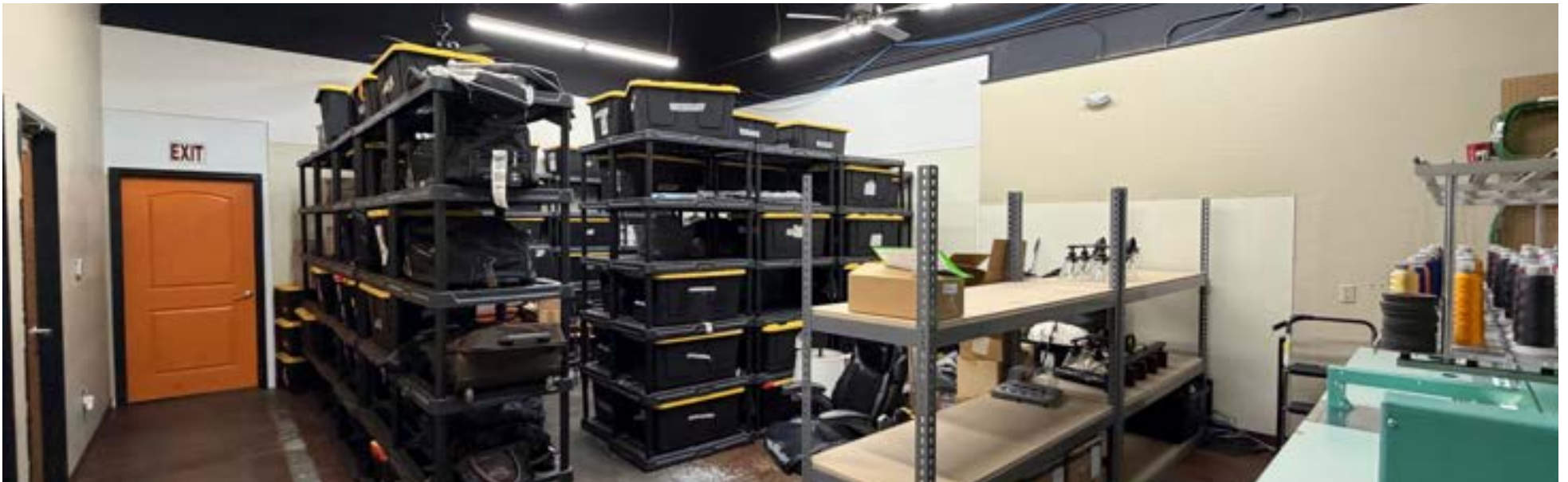
<b>UNIT</b>	205
<b>SALE PRICE:</b>	\$800,000
<b>SALE PRICE/PSF:</b>	\$257.65 PSF
<b>PROPERTY TYPE</b>	Industrial/Flex
<b>APN</b>	142-55-549
<b>BUILDING SIZE</b>	3,105 SF
<b>YEAR BUILT</b>	2006
<b>YEAR LAST RENOVATED</b>	2024
<b>NUMBER OF FLOORS</b>	2 (w/ Mezzanine Office)
<b>2025 PROPERTY TAX:</b>	\$2,897.42 per year
<b>ASSOCIATION DUES:</b>	\$507.15 per month

SVN Desert Commercial Advisors is pleased to present for sale a flex/industrial condo in Olive Business Park. Unit 205 is comprised of space for industrial, warehouse, and distribution purposes. Boasting an exterior loaded entry with 101 frontage, ±3,105 SF space, and a thoughtful blend of warehouse and office areas, this property is a testament to versatility and potential. Zoned BPI and featuring high-end office space on the second level, this offering is truly a rare find. With professional management in place, this opportunity is not to be missed.



- Unit 205 for Sale - Exterior Loaded Entry w/ 101 Frontage
- ±3,105 SF (Includes Built Out Mezzanine Office Space) Warehouse w/ 3 Private Offices and 2 ADA Restrooms
- High End Office Space on Second Level
- 450 Amps - 3 Phase Power
- Water Heater Replaced in 2024
- Majority Air Conditioned
- One (1) 12' x 14' Grade Level Door
- Monument Signage Availability
- BPI Zoning - City of Peoria
- Close Proximity to Westgate/Tanger Outlets, Future Via Resort, Park West, and Gateway Pavilions Retail Amenities
- Professionally Managed Association

# WAREHOUSE PHOTOS



# OFFICE PHOTOS



**FLOOR PLAN: ±3,105 SF**



\*Not to scale - Buyer and its representatives to independently verify accuracy - Unit 205 1st and 2nd Floor

# TRAFFIC COUNTS



# LOCAL AMENITIES



## DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

## FOR MORE INFORMATION:



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