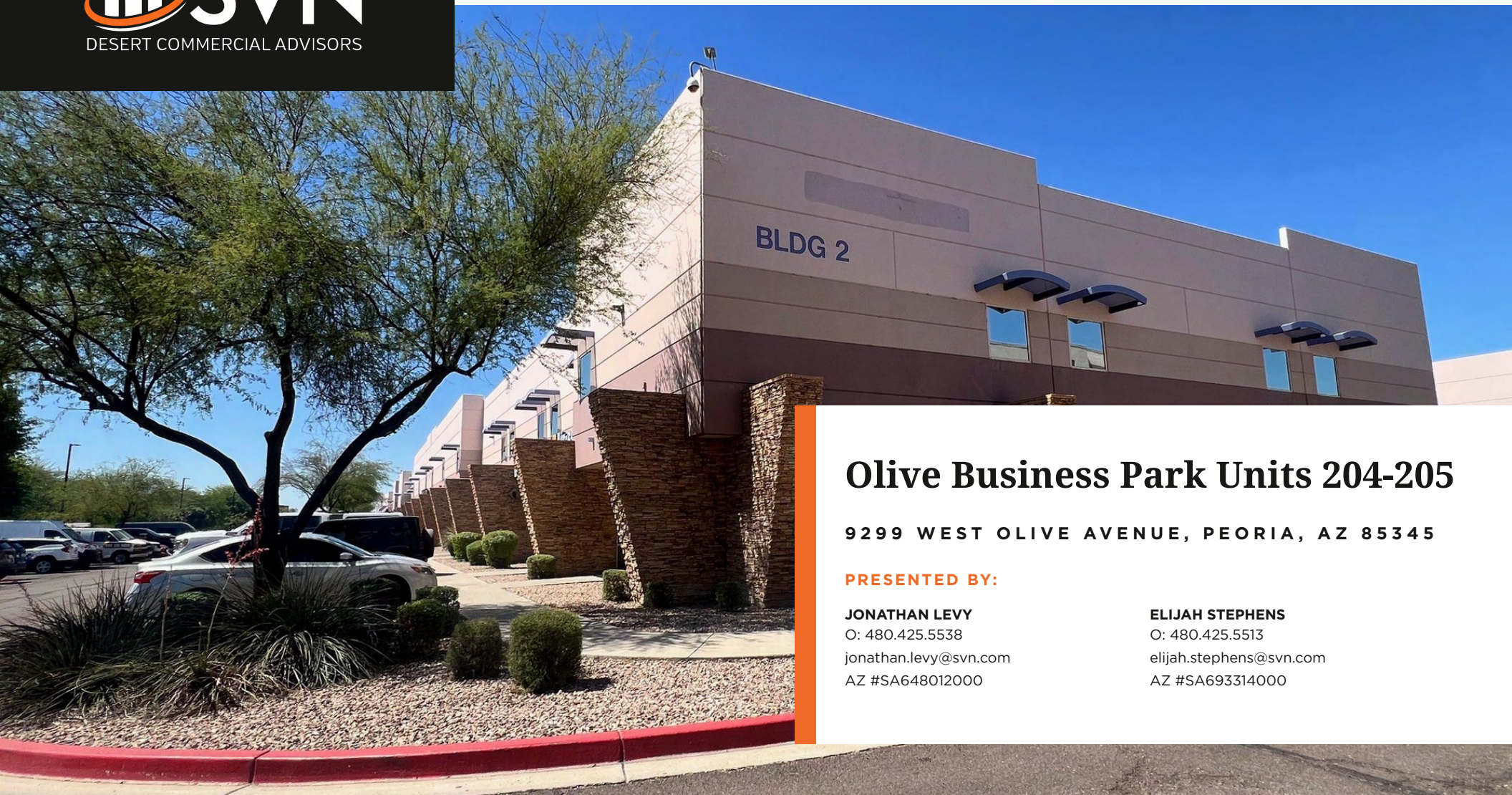




# Northwest Valley Flex Condos for Sale



## Olive Business Park Units 204-205

9299 WEST OLIVE AVENUE, PEORIA, AZ 85345

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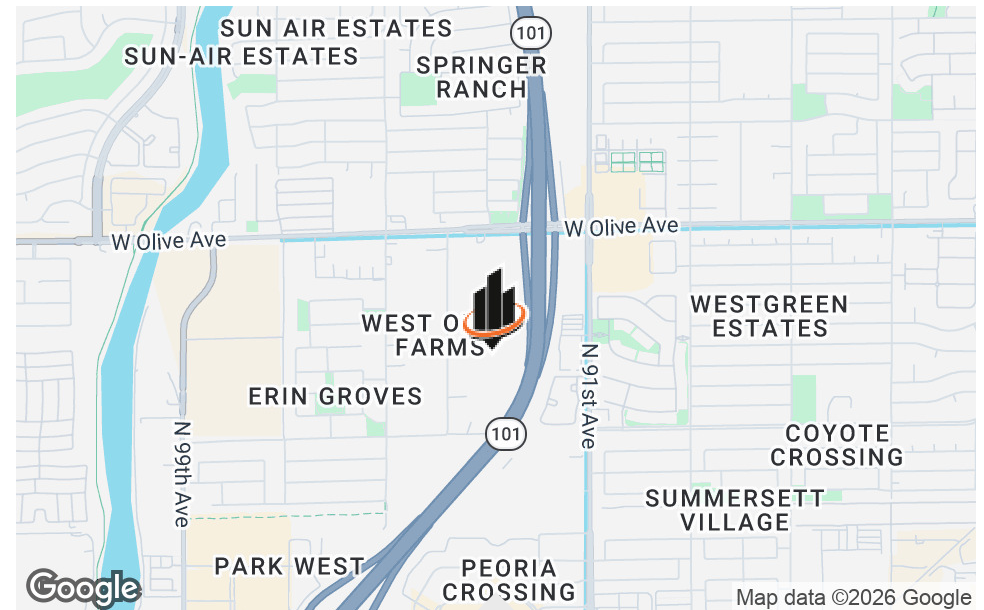
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# PROPERTY DETAILS & HIGHLIGHTS

<b>UNITS</b>	204-205
<b>SALE PRICE:</b>	\$1,750,000
<b>SALE PRICE/PSF:</b>	\$281.80 PSF
<b>PROPERTY TYPE</b>	Industrial/Flex
<b>APN</b>	142-55-548, 142-55-549
<b>BUILDING SIZE</b>	6,210 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>	\$5,794.84 per year
<b>ASSOCIATION DUES:</b>	\$1,014.30 per month

SVN Desert Commercial Advisors is pleased to present for sale two contiguous flex industrial condo units at the Olive Business Park in Peoria, AZ. The units are comprised of 6,210 SF, constructed in 2006 and thoughtfully renovated in 2020. Boasting an endcap location with Loop 101 freeway frontage,  $\pm 60\%$  warehouse and  $\pm 40\%$  office space, and two 12' x 14' grade level doors, this property offers unparalleled access and visibility. Updated with a new evaporative cooler in 2025, and featuring BPI zoning, this property represents a prime investment in a highly sought-after location.



- Two (2) Contiguous Flex Condo Units for Sale
- $\pm 6,210$  SF w/  $\pm 60\%$  Warehouse  $\pm 40\%$  Office
- Pass Thru in Warehouse and Second Floor Office for Access Between the Suites
- 8 Private Offices and Break Room
- 4 ADA Compliant Restrooms (1 w/ Shower)
- $\pm 900$  Amps (3 Phase) Between Two Units
- Prewired for Alarm - COX Data Services to the Suites
- Two (2) 12' x 14' Grade Level Doors
- Evap Cooler Replaced in 2025
- Water Heater Replaced in 2024
- Monument Signage Availability
- BPI Zoning - City of Peoria
- Loop 101 Freeway Exposure
- Close Proximity to Westgate/Tanger Outlets, Future Via Resort, Park West, and Gateway Pavilions Retail Amenities
- Professionally Managed Association

# WAREHOUSE PHOTOS



# OFFICE PHOTOS

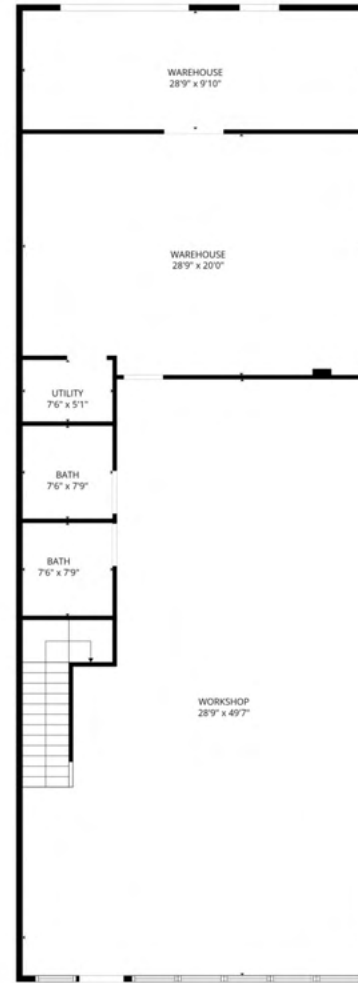


# FLOOR PLANS 204-205



2nd floor

204 1st and 2nd Floor



1st floor



2nd floor

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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