

Agent Report (1)

930 E OSBORN RD, Phoenix, AZ 85014

\$699,000



Comm/Industry Sale		Incomplete
Ttl Apx SqFt Bldg: 2,310 Ttl Apx SqFt Land: 7,469 Lot Size Dimensions: 65x134 # of Buildings: 1 Stories: 1 Total Parking Spcs: 8 Covered Parking Spcs: 4 Uncvr'd Parking Spcs: 4 Year Built: 1979 Zoning: C-O Flood Zone: No		Subdivision: WHITTON ACRES Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Volts/Amps: Type of Property: Hun Block: Map Code/Grid: Census Tract: 110,600

Cross Streets: Osborn & 7th Street **Directions:** E on 7th Street on the North side of Osborn

Public Remarks: Prime 2,310 SF office building located 1/2 block east of Midtown, directly across from the Phoenix Country Club. Previously used as an attorney's office, this well-designed space features 4 oversized private offices (15x18), a reception area with dual workstations, and a large lobby/waiting area or 5th office (15x18) with a fireplace. Includes 2 private restrooms and a spacious storage/file room. Built in 1979 with multiple updates over the years, including modern flooring, fixtures, high ceilings and updated mechanicals. Ideal for owner-user or professional office use seeking a central location with strong presence and convenient access to Midtown amenities and major corridors. Also priced well for investor at a projected 7% CAP. Frontage on Osborn, private parking and entrance in the rear.

Features	Financial Info	Construction & Utilities	County, Tax and Financing
Building Type: Commercial; Office Interior Features: Finished; Smoke Detector(s); Security Light(s); Alarm System; Phone Available; Private Restrooms Exterior: Corner Lot; Dual Street Ftg; Sprinkler System-Ground; Landscaping; Building Sign; Sidewalk(s) Parking Features: Private Ceiling Height: 8.1 Feet to 10 Feet; 12.1 Feet to 14 Feet Freeway/Highway: 2.1 - 5 Miles Traffic Count: 25,001 to 35,000 Business Type: Dental; Service Business; Medical; Professional/Office	Gross Annual Sch Inc: \$0 Adjusted Gross Inc: \$0 Other Income: \$0 Net Operating Income: \$0 Annual Ownr Asoc Fee: \$0 % Vacancy Allowance: 0 Owner Association: No Source of Fincl Data: Owner	Roofing: Built-Up; Foam Floors: Tile; Carpet Fencing: Block; Security Heating: Forced Air; Hot Water Cooling: Central Air Gas: None Electric: SRP Water Source: City Franchise Sewer: Sewer - Public Road Access Type: City Street Road Responsibility: City Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): WHITTON ACRES MCR 3/64 LOT 8 EX E 6F OF S 145F & EX TH S 10F OF E 66F TOG WITH TH PT OF SD LOT BOU N AN: 118-18-017 Lot Number: 8 Town-Range-Section: 2N-3E-28 Cty Bk&Pg: Taxes/Yr: \$6,804/2025 Ownership: Fee Simple Total Owed: 0 Equity: \$699,000 New Financing: Cash Only; Cash to Loan Reports/Disclosures: Seller Prop Disc Stm Auction: No

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 04/22/2026 Expire Date: 10/15/2026 Status Change Date: 04/22/2026	Original List Price: \$699,000 List Price: \$699,000	Type: Exclusive Right To Sell

Private Remarks: Please consider using Clear Title, Denise Schnaible, 480-278-8430, 1630 E Williams Field Rd Gilbert AZ 85295, dschnaible@cleartitleaz.com.

Semi-Private Remarks: Please call listing broker to schedule a tour.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: No Showing Service Used Showing Notification Methods: Showing Service; No Showing Service Used; Text; Phone Call	Vacant: Yes Occupant - DND2: Vacant	Lockbox Type: See Private Remarks Lockbox Location: Back Door - North Sign on Property: Yes

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Brook Miller bm148 BR533974000	RE/MAX Fine Properties rmfp13 LC629808017	602-391-7164	480-792-9500	brookmiller27@gmail.com	602-391-7164	