SCOTTSDALE, AZ 85258

CONTACT INFORMATION George Haugen, Designated Broker (602) 499-6000 george@haugencommercial.com

time

9465

LIVING FREE WITH JUN

Exclusively Listed



PROPERTY ADDRESS 9465 East Ironwood Square Drive Suite 105 Scottsdale, Arizona 85258

ION CHIROPRACTIC

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

SCOTTSDALE, AZ 85258

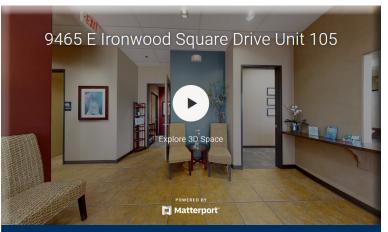
PROPERTY SUMMARY

- 9465 East Ironwood Square Drive, Suite 105, Scottsdale, AZ 85258
- Tax Parcel Number: 217-53-951
- Year Built: 2004 Per Maricopa County Tax Records
- Zoning: CO City of Scottsdale
- Size: 1,945 Approximate Net Square Feet Per 1st Amendment to Ironwood Office Suite, Phase 2; Scottsdale, Arizona; Building U, Unit U-102
- Real Estate Taxes: Total 2022 Assessed Taxes \$4,975.72
- Association Dues: \$494.94 Monthly
- CC&R's: The property is subject to the **Ironwood Office Suites Condominium CC&R's**.
- Property Manager: Wilson Property Services Inc. Amber Gibbs 480-874-2600, agibbs@wilsonps.net
- Reserved Parking: Three (3) Covered Reserved Spaces 184, 185, & 186
- Purchase Price: \$829,000.00

OWNER OCCUPIED PLEASE DO NOT DISTURB, CALL FOR PRIVATE SHOWING.

PROPERTY HIGHLIGHTS

- Very Near Honor Health Scottsdale Shea Hospital!
- Highly Sought After Location In one of Scottsdale's Finest Medical Corridors!
- Beautiful Ground Level Office Condominium Ideally Suited for Owner/User!
- Current Use is Chiropractic and Massage Therapy Practice!
- Easy Access to the Loop 101 Freeway With many Amenities Nearby!



LINK FOR 3D VIRTUAL TOUR

CONTACT INFORMATION George Haugen, Designated Broker (602) 499-6000 george@haugencommercial.com

Exclusively Listed



PROPERTY ADDRESS 9465 East Ironwood Square Drive Suite 105 Scottsdale, Arizona 85258

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lesse is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

SCOTTSDALE, AZ 85258



GROSS INTERNAL AREA • FLOOR PLAN 1,951 sq.ft. • TOTAL: 1,951 sq.ft. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. BUYER TO VERIFY ALL INFORMATION.

CONTACT INFORMATION George Haugen, Designated Broker (602) 499-6000 george@haugencommercial.com

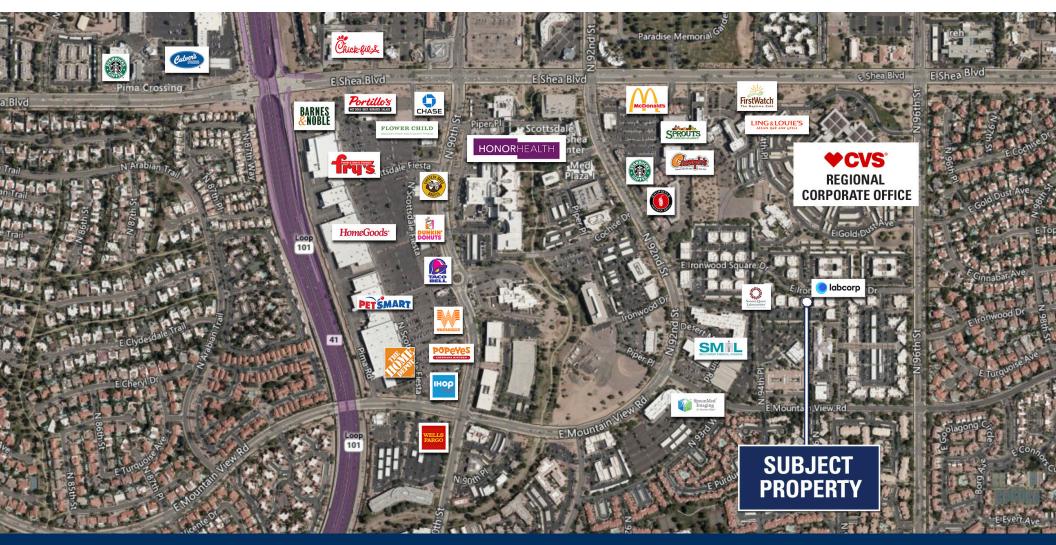
Exclusively Listed



PROPERTY ADDRESS 9465 East Ironwood Square Drive Suite 105 Scottsdale, Arizona 85258

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

SCOTTSDALE, AZ 85258



CONTACT INFORMATION George Haugen, Designated Broker (602) 499-6000 george@haugencommercial.com Exclusively Listed



PROPERTY ADDRESS 9465 East Ironwood Square Drive Suite 105 Scottsdale, Arizona 85258

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lesse is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.