

# MEDICAL/OFFICE PURCHASE OPPORTUNITY

## 11111 NORTH SCOTTSDALE ROAD, SUITE 105

SCOTTSDALE, AZ 85254



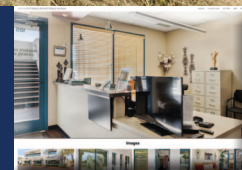
#### CONTACT INFORMATION

George Haugen, Designated Broker  
9096 East Bahia Drive Suite 108 • Scottsdale, AZ 85260  
(602) 499-6000 • [george@haugencommercial.com](mailto:george@haugencommercial.com)

*Exclusively Listed*



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### SCOTTSDALE, AZ 85254

#### PROPERTY SUMMARY

Property Address: 11111 North Scottsdale Road, Suite 105, Scottsdale, AZ 85254

Tax Parcel Number: 175-34-023

Year Built: 2005 Per Maricopa County Tax Records

Zoning: CO City of Scottsdale

Size: Approximately 978 Gross Square Feet Per the [Sonoran Office Plaza Condominium Plat](#)

Real Estate Taxes: Total 2024 Assessed Taxes \$2,312.22

Association Dues: \$230.00 Monthly

CC&R's: The property is subject to the [Sonoran Office Plaza Condominium CC&R's](#)

Property Manager: Jessica Vercellino – Mutual Property Advisors, LLC  
623-466-6300 Ext 4

Parking: One (1) Covered Reserved Spaces C68 per the [1st Amendment Plat](#)

Purchase Price: \$499,999.00

Disclosure(s): One of the offices is lead lined.

**OWNER OCCUPIED – PLEASE DO NOT DISTURB.**

#### PROPERTY HIGHLIGHTS

- Prestigious Scottsdale Road Address, near Scottsdale Road and Shea Boulevard!
- Highly Sought After Location In one of Scottsdale's Finest 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](#)

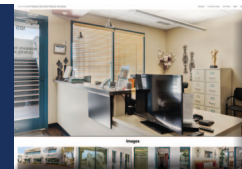
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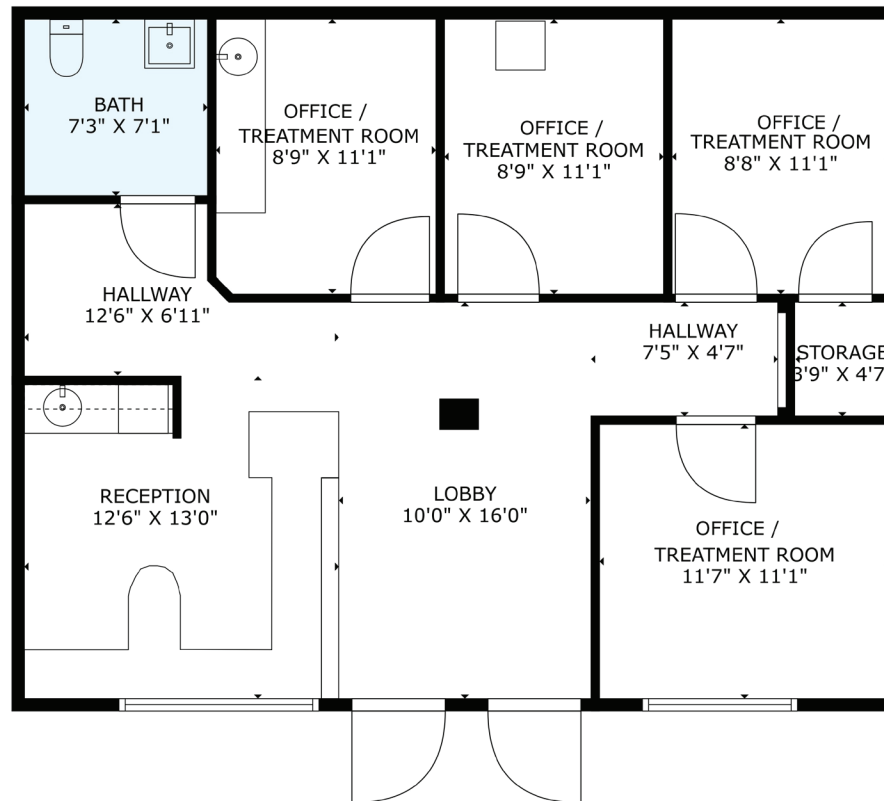
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FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. BUYER TO VERIFY ALL INFORMATION.

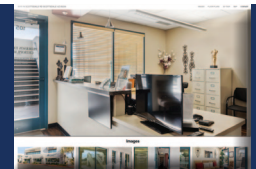
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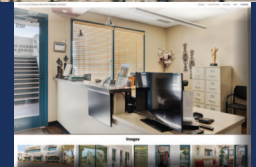
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