

MEDICAL/OFFICE PURCHASE OPPORTUNITY  
**9465 EAST IRONWOOD SQUARE DRIVE, SUITE 105**  
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



# MEDICAL/OFFICE PURCHASE OPPORTUNITY

## 9465 EAST IRONWOOD SQUARE DRIVE, SUITE 105

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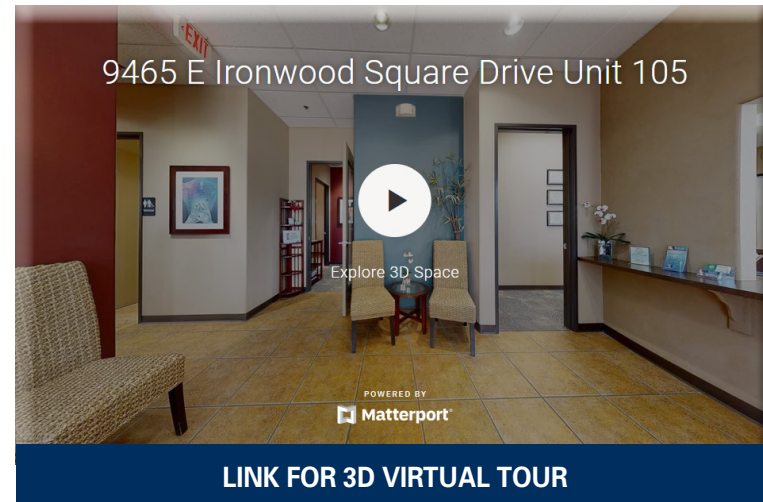
#### PROPERTY SUMMARY

- 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!



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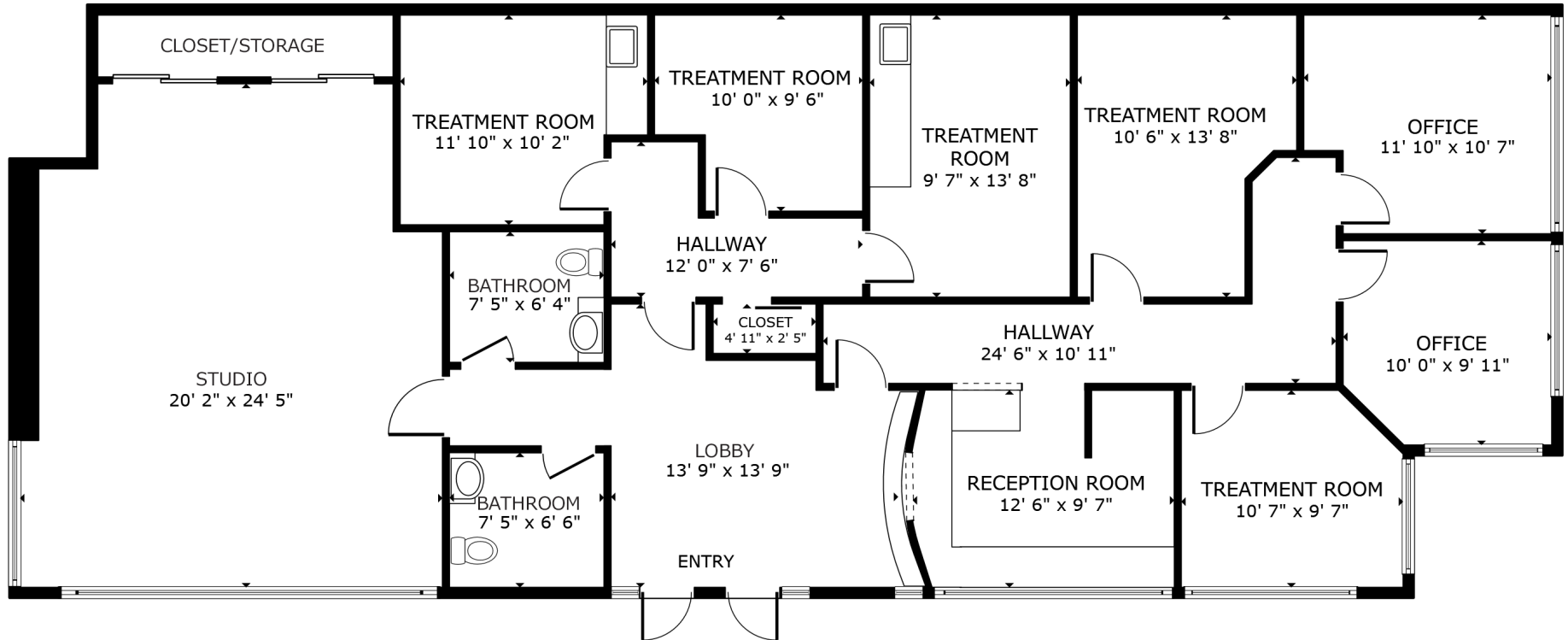
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FLOOR PLAN

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.

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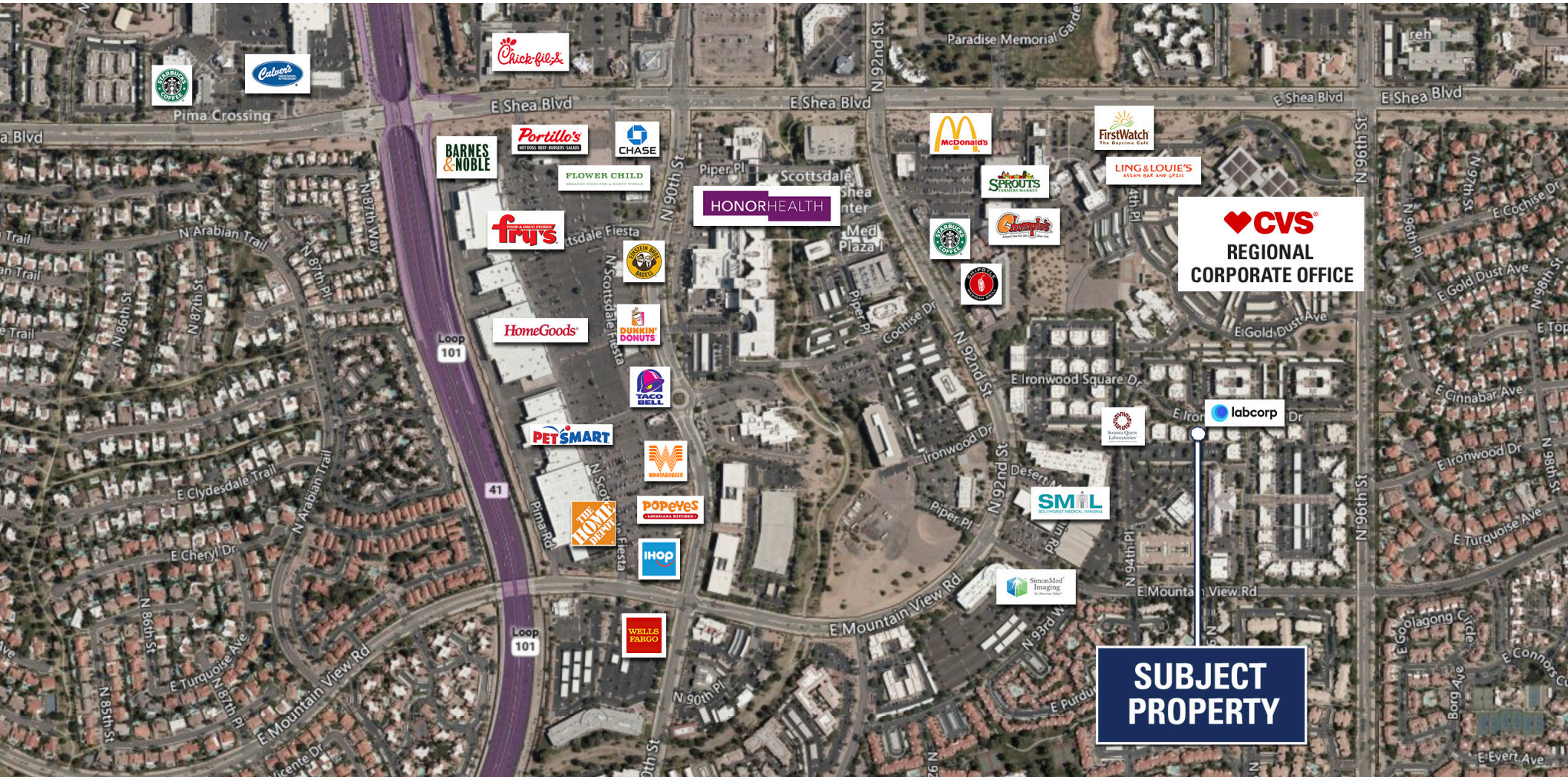
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