



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

## Remodeled Office Vacant

1123 W Indian School RD  
Phoenix, AZ 85013

**\$495,000**

**MLS# 6651776**



### HIGHLIGHTS

- 2 Private Offices - Newly Remodeled  
Potential for 2 Additional Private Offices
- Zoning: C-O (Commercial Office) and Restricted Commercial (C-O Prior To 1986)
- Room for two more offices or larger conference room
- Secure Parking-ample

Whether you are an established business looking to expand or a startup seeking an ideal space to set up shop, this property has everything you need to succeed. Let's take a closer look at some of the key features:

**\*\*2 Private Offices - Remodeled\*\*:** Step into a professionally designed office space that offers not one but two private offices that have been recently remodeled. These offices are perfect for meetings, consultations, or focused work.

**\*\*Potential for 2 More Private Offices\*\*:** If you need even more private workspaces, this property offers the potential to create two additional private offices to accommodate your growing team or client needs.

**\*\*Zoning\*\*:** The property is zoned as C-O (Commercial Office) and Restricted Commercial (C-O Prior To 1986), providing you with flexibility in how you can utilize the space for your business needs.

**\*\*Square Footage\*\*:** With a spacious interior encompassing 999 square feet, you'll have ample room to arrange your office layout efficiently. The lot itself spans 6,345 square feet, allowing for parking and outdoor space.

**\*\*Central Location\*\*:** Situated on Indian School Rd in the heart of Phoenix, you'll benefit from excellent visibility and accessibility. This central location is sure to attract clients, customers, and partners.

Don't miss this incredible opportunity to secure a top-notch office space that meets your needs today and can adapt to your growth tomorrow. Whether you're in finance, law, consulting, or any other professional service, this space offers the ideal backdrop for your success.



**CAP RATE: Vacant**

**Numbers:**

**Potential Rent PSF \$12.00**

**Really a special building. The Office next door (1119 W Indian School) is currently being vacated and can be purchased as well.**



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