



Madera Plaza

For Sale

514 W Whitehouse Canyon Rd, Suite 110

Green Valley, Arizona 85614

LISTED BY:

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The Asset

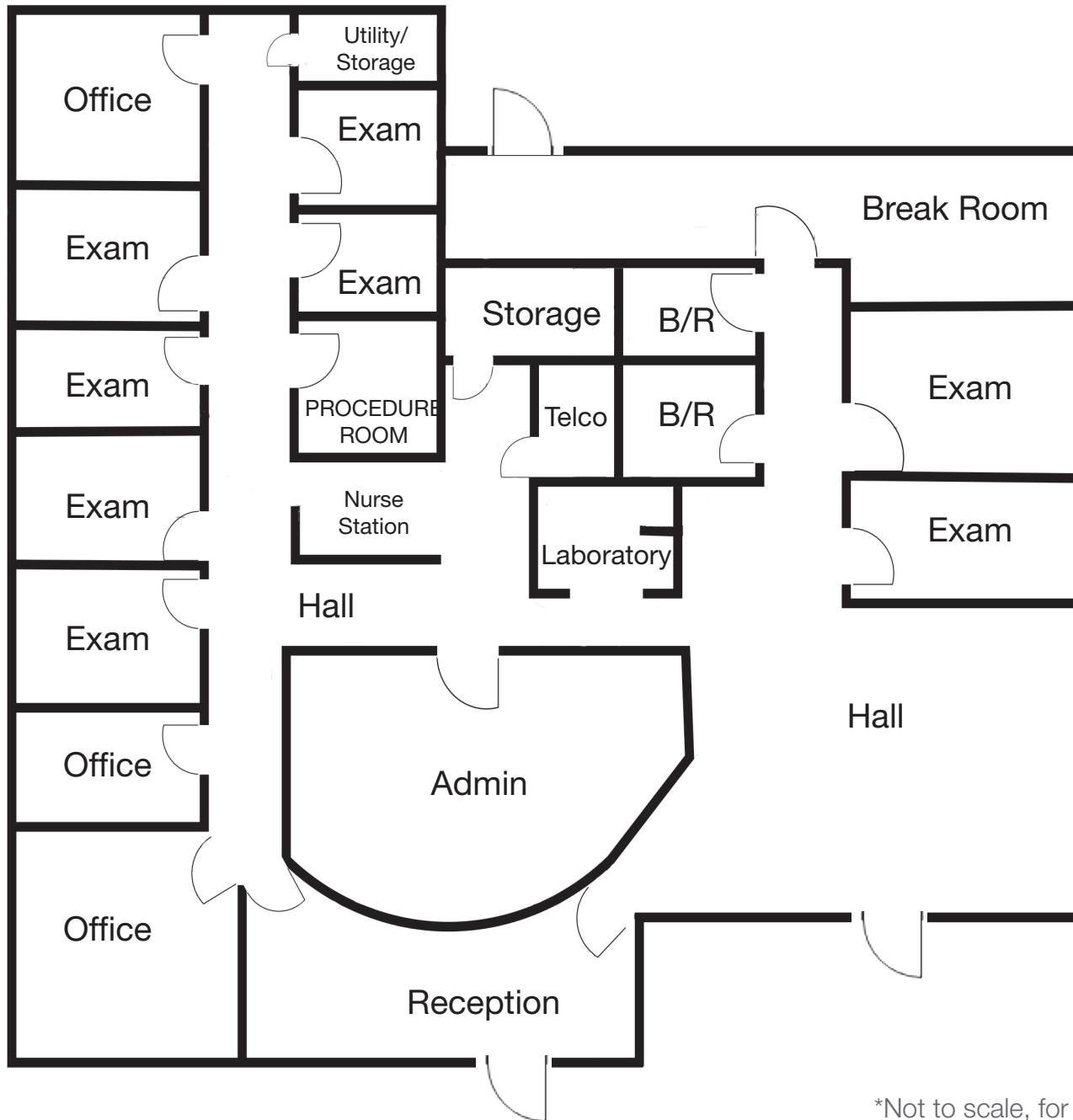
Address	514 E Whitehouse Canyon Rd, Suite 110 Green Valley, AZ
Sale Price	\$650,000.00
Building Size	3,478 SF
Stories	One (1)
Year Built	2002
Parcel Size	.08 Acres
Zoning	CB-1
Tax Parcel #	304-72-023A

Property Highlights

- Attractive and well-maintained multi-tenant professional office and retail property
- Medical office condo now available with ample at-door parking
- Recent interior renovations include new floor coverings and paint

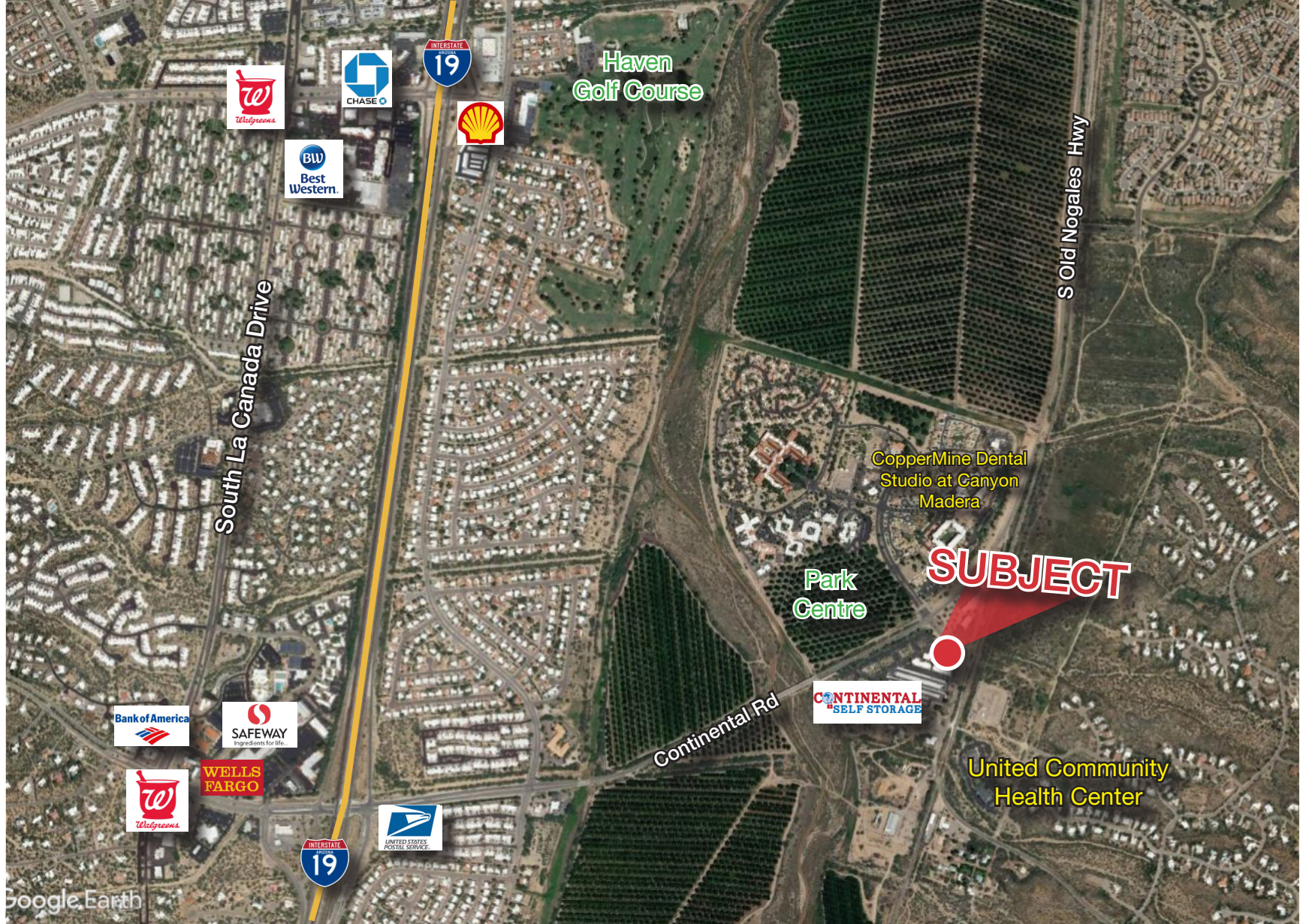


Floor Plan



*Not to scale, for general reference purposes only

Property **Aerial**



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Confidentiality & Disclaimer Statement

This is an Executive Summary intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 514 E Whitehouse Canyon Rd, Suite 110 Green Valley, AZ 85614.

This Executive Summary contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Executive Summary or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Executive Summary or use of its contents.

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By receipt of this Executive Summary, you agree that this Executive Summary and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Executive Summary or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Executive Summary or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Executive Summary, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Executive Summary in any manner.

If after reviewing this Executive Summary, you have no further interest in purchasing the Property, kindly return this Executive Summary to NAI Horizon.