

OFFERING MEMORANDUM

1620 N 48th Street | Phoenix, Arizona
Healthcare Facility / Hospice / Behavioral Health Opportunity



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For Sale

1620 N 48th St

Phoenix, AZ 85008



Executive Summary

1620 N 48th Street represents a rare turnkey healthcare facility opportunity in the heart of Phoenix, Arizona. The property is ideally suited for hospice care, behavioral health, residential treatment, transitional recovery, or other specialized healthcare operations.

The facility is fully fixtured with patient beds, furniture, operational infrastructure, commercial kitchen facilities, and a centrally located nursing station. The modern, well-appointed environment creates a residential atmosphere while maintaining operational healthcare functionality.

Investment Highlights

- Asking Price: \$4,000,000
- Lease Offering: \$38.50/SF NNN
- Previous Lease Rate: \$25,000/month NNN
- 6,233 SF masonry construction facility
- 27,443 SF parcel
- Built in 2002; renovated in 2019 and 2022
- 8 private residential en-suite patient rooms
- Potential expansion to 10 care rooms
- Wet sprinkler fire suppression system
- Security alarm system
- Commercial kitchen and walk-in pantry
- Central great room and dining area
- Dedicated conference room and group room
- Laundry facilities and public restrooms
- 6 covered and 14 surface parking spaces
- Ideal for hospice, behavioral health, or treatment center use

Financial Overview

Asking Price	\$4,000,000
Lease Rate	\$38.50/SF NNN
Projected Annual Base Rent	\$239,970
Historical Lease Rate	\$25,000/month NNN
Pro Forma Cap Rate	6.00%

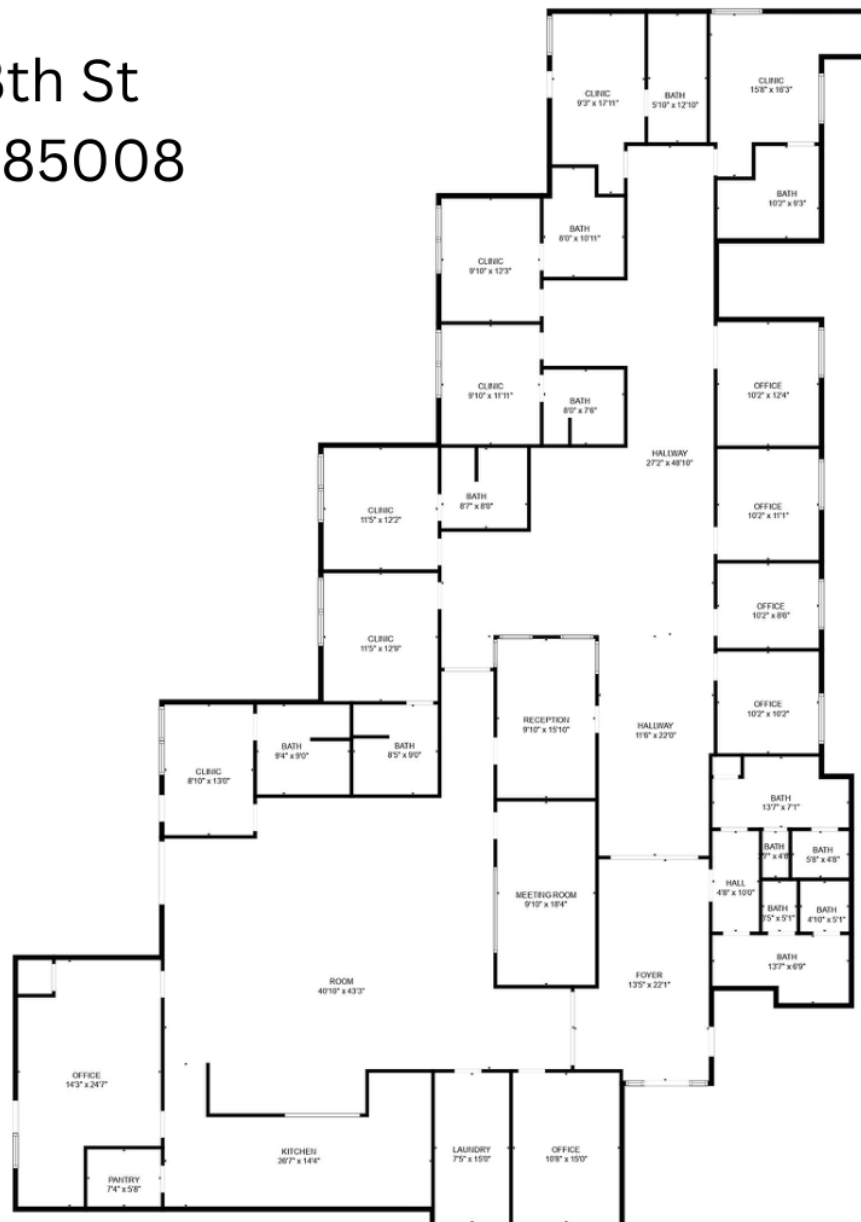
The pro forma capitalization rate is based upon the current lease offering rate and asking sale price.

Property Description

The property has been carefully configured to support high-quality residential healthcare operations in a comfortable and dignified setting. The layout includes eight private patient suites with en-suite bathrooms, administrative offices, a centrally located great room and dining area, therapy and conference spaces, and a fully equipped commercial kitchen. The existing configuration provides operators with a move-in ready opportunity and significantly reduces startup timelines and capital expenditures.

Facility Layout

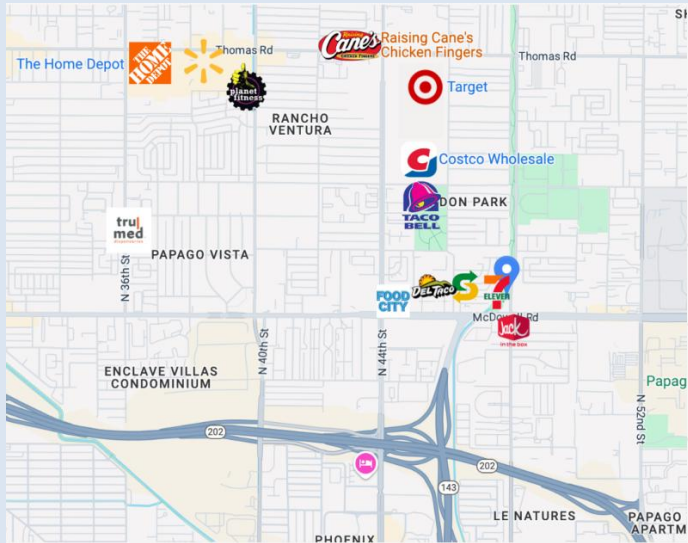
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"Electronically Generated. Measurements are an Approximation"

The floor plan demonstrates a highly functional operational layout with centralized patient oversight, dedicated support spaces, and efficient circulation patterns for residential healthcare or treatment operations.

Property Location and Photos



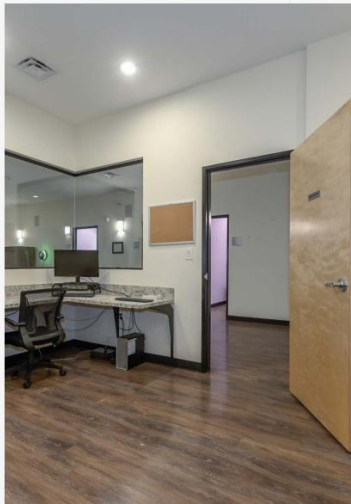
\$ 4,000,000

Prime Healthcare Facility – Ideal for Hospice or Treatment Center
Located at 1620 N 48th St, Phoenix, AZ, this turnkey medical facility offers a well-designed and fully fixtured space, ideal for hospice care, substance abuse treatment, or other healthcare services.

Key Features:

- Eight residential en suites – Each designed for comfort and privacy.
- Dedicated nurses' station & tech station – Ensuring seamless patient care and monitoring.
- Conference room & group room – Perfect for meetings, therapy sessions, or staff training.
- Full kitchen – Well-equipped for staff and patient meal preparation.
- Modern & well-appointed – Move-in ready with thoughtful design elements.
- Prime location – Centrally positioned in Phoenix for convenience and accessibility.

This versatile healthcare property presents a unique opportunity for medical providers seeking a ready-to-operate facility in an excellent location. Contact us today for more details or a private tour!



Location Overview

Strategically located in Central Phoenix, the property benefits from convenient access to major transportation corridors, surrounding residential communities, healthcare infrastructure, and regional employment centers. The location provides excellent accessibility for staff, patients, and visiting family members.

Listing Contacts

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Disclaimer

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