



3008 N 3RD ST, PHOENIX, AZ 85012

# FOR SALE

*46 BED FORMER SKILLED NURSING FACILITY*



TRANSWESTERN

REAL ESTATE  
SERVICES

# PROPERTY DETAILS

**SALE PRICE** Call For Pricing

**TOTAL SF** ±37,078 SF

**LOT SIZE** ±1.80 AC

**STORIES** 3

**ZONING** R-5

**YEAR BUILT** 1975/2016

# HIGHLIGHTS

## LOCATION:

Centrally located within 5 miles of 9 hospitals.

## FEATURES:

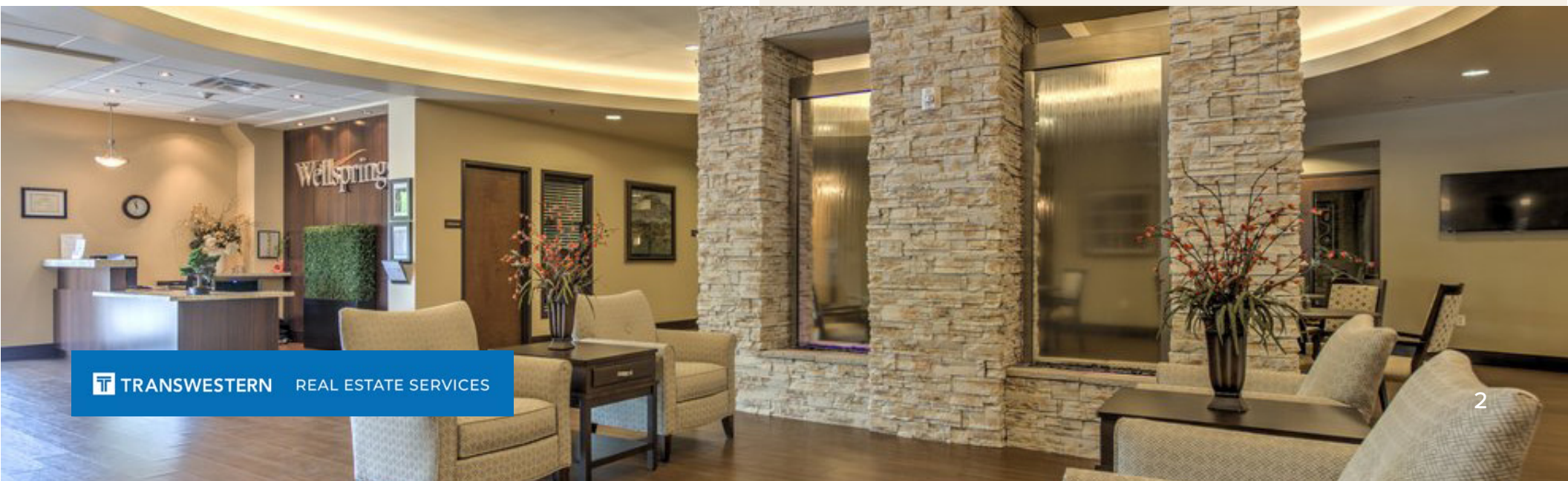
46 individual patient rooms. 92 bed potential with double occupancy. Therapy center. Pool. Full commercial kitchen.

## FREEWAY ACCESS:

Located less than 2 miles from SR-51 and I-10. Located 2.5 miles from I-17.

## AIRPORT ACCESS:

Located less than 5 miles from Phoenix Sky Harbor International Airport.



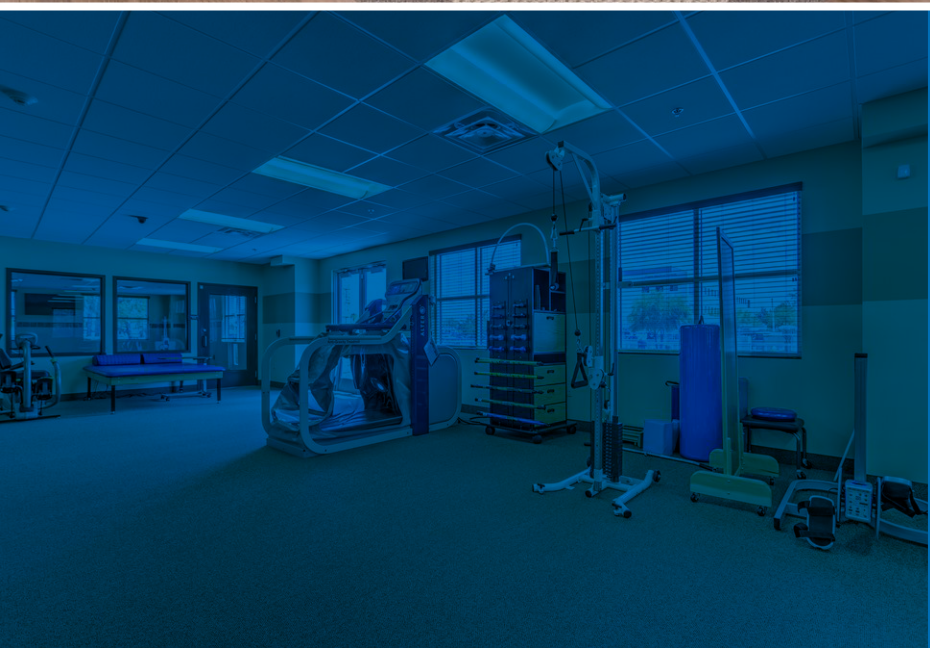
# FLOOR PLANS

## 1ST FLOOR



## 2ND/3RD FLOOR







**CLICK TO VIEW VIRTUAL TOUR**

# SURROUNDED BY HOSPITALS

**ABRAZO CENTRAL**  
2000 W BETHANY  
N HOME RD

**PHOENIX VA HEALTH**  
650 E INDIAN  
SCHOOL RD

**ST. JOSEPH'S HOSPITAL**  
350 W THOMAS RD

**BANNER MEDICAL CENTER**  
1111 E MCDOWELL RD

**HONORHEALTH**  
250 E DUNLAP AVE

**WELLSPRINGS OF PHOENIX**  
3008 N 3RD ST

**PHOENIX INDIAN MEDICAL CENTER**  
4212 N 16TH ST

**ABRAZO AZ HEART**  
1930 E THOMAS RD

**PHOENIX CHILDREN'S HOSPITAL**  
E BRILL S 1919 E THOMAS RD

**VALLEYWISE HEALTH MED CENTER**  
2601 E ROOSEVELT ST

**HONORHEALTH OSBORN MEDICAL CENTER**  
7400 E OSBORN RD

**OASIS**  
750 N 40TH ST

**ST. LUKE'S HOSPITAL**  
1500 S MILL AVE

# AMENITIES MAP

SITE

INDIAN SCHOOL RD



PHOENIX COUNTRY CLUB

ARIZONA 51

THOMAS RD



ENCANTO PARK

19TH AVE

7TH AVE

CENTRAL AVE

16TH ST

INTERSTATE 17



MCDOWELL RD



INTERSTATE 10

DOWNTOWN PHOENIX



TRANSWESTERN REAL ESTATE SERVICES

WASHINGTON ST





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