

FOR SALE

# Proctor Assisted Living

25346 W PATTON RD | WITTMANN, AZ

*\*PREFER SELLER CARRYBACK AT \$100,000 DOWN, 15 YEAR TERM @ 4% INTEREST*




**±48K** TOTAL PROPERTY  
SQUARE FEET

 400 AMPS  
POWER

 ZONING  
RU-43

**2001** YEAR  
BUILT

 ASSISTED LIVING  
HOME

Exclusive Contacts:

**Phill Tomlinson**

D 480.522.2800

M 480.330.8897

[ptomlinson@cpiaz.com](mailto:ptomlinson@cpiaz.com)

**Dallin Pace**

D 480.522.2774

M 480.815.8275

[dpace@cpiaz.com](mailto:dpace@cpiaz.com)



**COMMERCIAL PROPERTIES INC.**

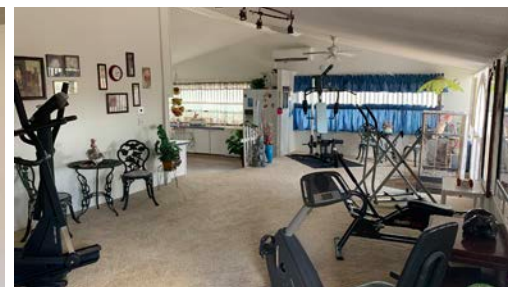
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

FOR SALE

# Proctor Assisted Living

25346 W PATTON RD | WITTMANN, AZ



## PROPERTY OVERVIEW

Square Feet: Total SF - ±7,630 SF  
Livable - ±5,517 SF  
Garage - ±313 SF  
Storage Shed - ±720 SF  
Greenhouse - ±1,080 SF

Asking Price: \$850,000

Type: Assisted Living Home

Year Built: 2001

Zoning: RU-43

Parcel: 503-32-020B

Power: 400 Amps

Exclusive Contacts:

**Phill Tomlinson**

D 480.522.2800

M 480.330.8897

[ptomlinson@cpi.az.com](mailto:ptomlinson@cpi.az.com)

**Dallin Pace**

D 480.522.2774

M 480.815.8275

[dpace@cpi.az.com](mailto:dpace@cpi.az.com)



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CDP/CPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)

FOR SALE

# Proctor Assisted Living

25346 W PATTON RD | WITTMANN, AZ



**Commercial Properties Inc.** is proud to present  
**25346 W Patton Road** in Wittmann, AZ (Less than 4 miles west of Fire & Emergency Medical on Patton Rd).

#### *Property Features:*

On a paved road, well & septic, trees, hedges & stone landscaping, 400 amp electric service, 100ft setback from the road, 20ft x 200ft rear easement, 17ft wide circle driveway, matching & quality coordinated interior furnishings & tasteful decoration.

#### *House Features:*

(7) bedrooms, (4) full baths, 900 ft activity room, full size gym with multiple non-impact equipment, (1) 15 x 30 ft eat-in kitchen, (1) summer kitchen for member supervised cooking activities, (1) 12 x 15ft linen closet, family room with large tv, fireplace, & activity table seats, formal dining room, huge open living room, large alcove area, laundry room, soft household goods closet, cleaning supply closet, locked secluded medication closet, office with over-sized desk, "comfy" chair & letter size cabinet, quick-fix sewing center, and therapy pool (secured).

#### *Appliances:*

Double oven island range top (electric), built-in microwave, (2) side-by-side refrigerator & freezers, dishwasher, garbage disposal, (2) 26ft freezers, 80 gallon water heater, washer & dryer, chest freezers, and propane gas range with electronic ignition.

#### *A/C & Heating:*

(1) 5 ton unit, (1) HVAC unit, and (4) split heating & cooling units.

#### *Evap Coolers:*

Three (3) alternate cooling systems on the roof.

## PURCHASE INFORMATION

Available within 30 day notice

Was bringing in \$365/day per client

Seller Carry available - prefers 15 year term 4% interest

Roof replaced 2017 torch down

HVAC Replacement 2017

Financing: 15 year carry with 4% APR with \$100k down

Exclusive Contacts:

**Phill Tomlinson**  
D 480.522.2800

M 480.330.8897

[ptomlinson@cpi.az.com](mailto:ptomlinson@cpi.az.com)

**Dallin Pace**  
D 480.522.2774

M 480.815.8275

[dpace@cpi.az.com](mailto:dpace@cpi.az.com)



**COMMERCIAL PROPERTIES INC.**

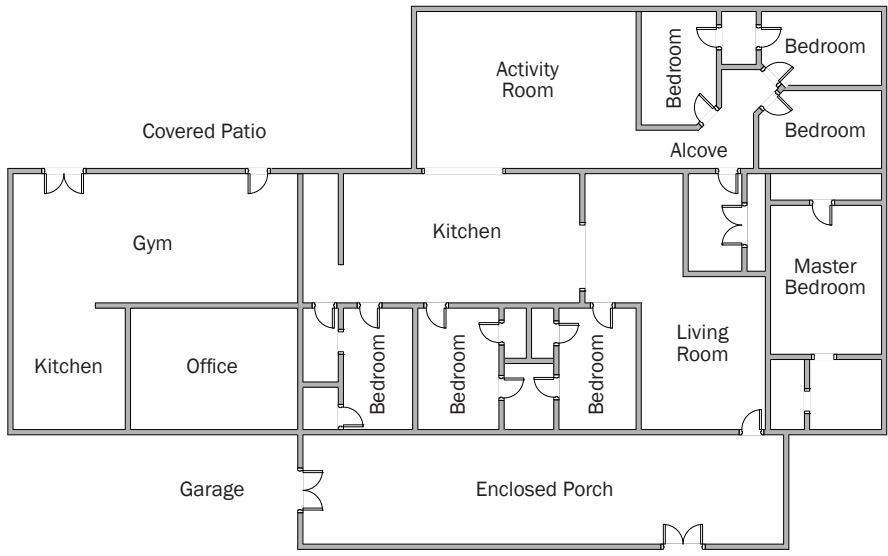
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)

FOR SALE

# Proctor Assisted Living

25346 W PATTON RD | WITTMANN, AZ



**COMMERCIAL PROPERTIES INC.**

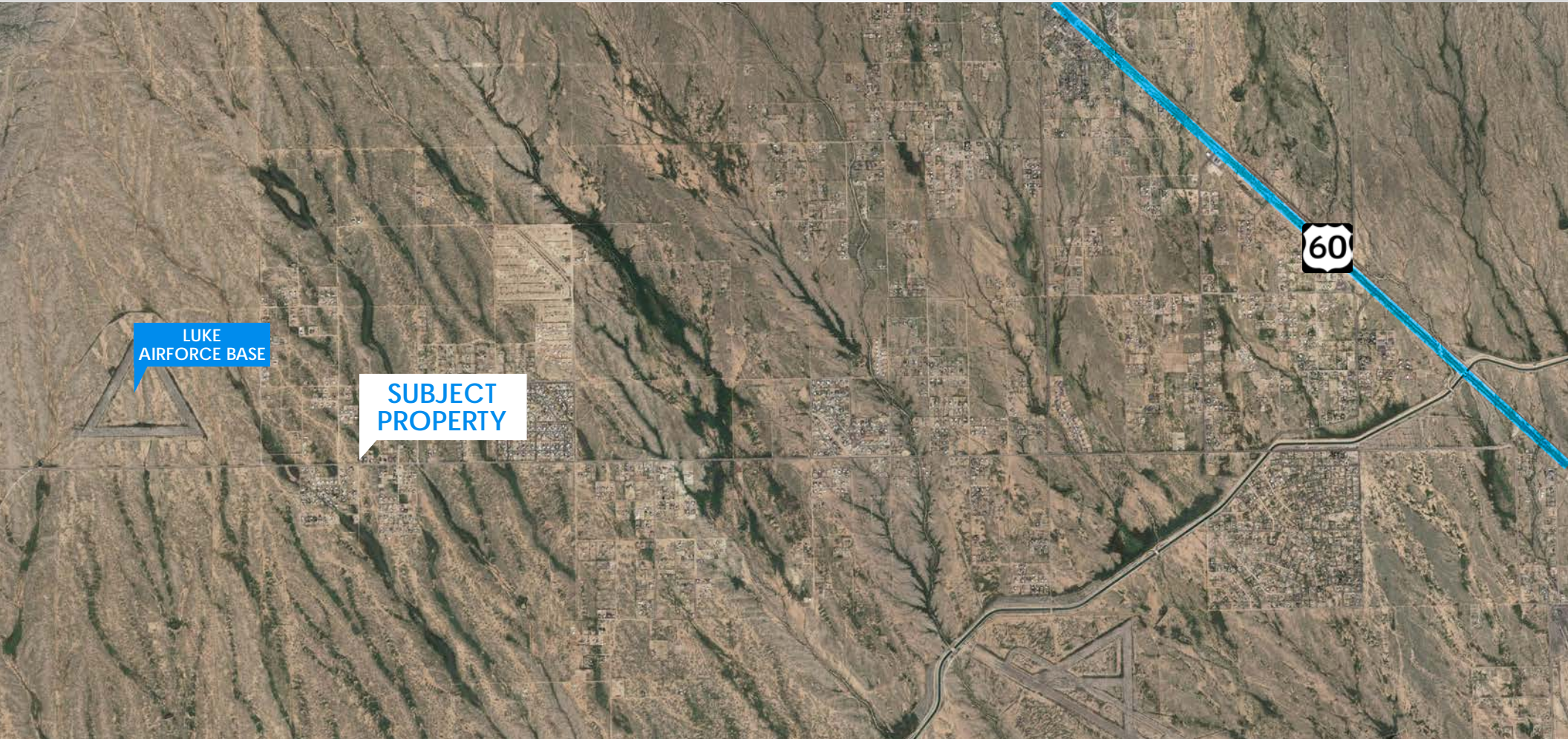
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

FOR SALE

# Proctor Assisted Living

25346 W PATTON RD | WITTMANN, AZ



**Exclusive Contacts:**

**Phill Tomlinson**

D 480.522.2800

M 480.330.8897

[ptomlinson@cpiaz.com](mailto:ptomlinson@cpiaz.com)

**Dallin Pace**

D 480.522.2774

M 480.815.8275

[dpace@cpiaz.com](mailto:dpace@cpiaz.com)



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CP FAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

FOR SALE

# Proctor Assisted Living

25346 W PATTON RD | WITTMANN, AZ

"Within 15 Minutes..!"

NOTEWORTHY RETAIL LOCATIONS WITHIN 15 MINUTES OR LESS OF SUBJECT PROPERTY

OTHERS INCLUDE:

- Walgreens
- Burger King
- Red Lobster
- Home Depot
- Michaels
- Alberson's
- Goodwill
- Bed Bath & Beyond
- Safeway
- Rent - A - Center



Exclusive Contacts:

Phill Tomlinson

D 480.522.2800

M 480.330.8897

ptomlinson@cpiaz.com

Dallin Pace

D 480.522.2774

M 480.815.8275

dppace@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com