

# 760 S STAPLEY DR - FOR SALE

Mesa, AZ 85204



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West USA Realty

Price: CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- 7,648 SF Single-Story Owner-User Office Building
- Seller Financing Available for Qualified Buyers
- Ideal for ABA Therapy, Behavioral Health, Counseling, Medical & Professional Uses
- Numerous private offices ideal for medical, therapy, counseling, or professional services
- Multiple Conference Rooms & Training Areas
- Attractive Central Courtyard Providing Natural Light
- 26 On-Site Parking Spaces Including 12 Covered Spaces
- Excellent Visibility Along Stapley Drive
- Convenient Access to US-60 & Major East Valley Thoroughfares

For more listing information visit

<https://www.loopnet.com/Listing/760-S-Stapley-Dr-Mesa-AZ/38829985/>

## TURNKEY ABA THERAPY / BEHAVIORAL HEALTH FACILITY FOR SALE | 7,648 SF | SELLER FINANCING AVAILABLE FOR QUALIFIED BUYERS

A rare opportunity to acquire a highly functional 7,648 SF single-story professional office building ideally configured for ABA therapy providers, behavioral health organizations, counseling practices, medical users, educational services, and professional office owner-users.

### PROPERTY OVERVIEW

The existing layout is already designed around private client-facing spaces. The property features numerous private offices, treatment rooms, consultation spaces, conference rooms, reception and waiting areas, administrative offices, and a large group meeting or training area. This configuration allows many healthcare and therapy-related users to occupy the building with minimal modifications.

The building is particularly well suited for ABA therapy providers seeking space for individual therapy sessions, parent consultations, staff supervision, training programs, and administrative operations. Behavioral health providers, counseling groups, educational service organizations, and medical practices will also benefit from the property's efficient layout and substantial room count.

A central open-air courtyard creates a unique environment that provides natural light throughout the building while offering an attractive gathering space for staff and visitors.

The property also includes 26 on-site parking spaces, including 12 covered spaces, providing ample parking for employees, patients, and clients.



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Located along Stapley Drive in one of Mesa's established commercial corridors, the property offers excellent visibility, convenient access to the US-60, and connectivity throughout the East Valley. Nearby residential neighborhoods, retail amenities, schools, and professional services create a strong foundation for healthcare, therapy, and professional service operators.

Whether serving as a headquarters for an expanding ABA provider, behavioral health organization, medical practice, counseling group, or professional services firm, 760 S Stapley Dr offers a move-in ready facility designed to support immediate operations and long-term growth.



# PROPERTY PHOTOS



AI-rendered concept image. Flooring, baseboards, and staging shown are for visualization purposes only and have not yet been installed.

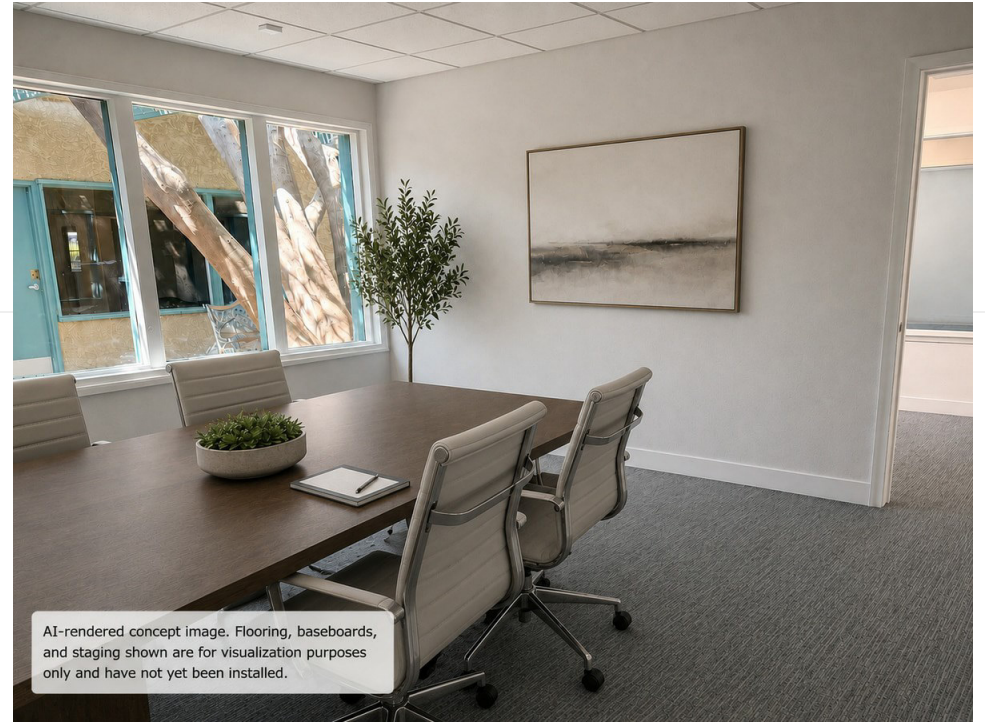


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