

SCOTTSDALE OFFICE BUILDINGS FOR SALE AND REDEVELOPMENT FOR SALE

2922 & 2928 N. 70TH STREET | SCOTTSDALE, AZ



FOR MORE INFORMATION CONTACT:

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LEVROSE

COMMERCIAL REAL ESTATE



4414 N. Civic Center Plaza, Suite 100
Scottsdale, AZ 85251

T: 480.947.0600 | www.levrose.com

THE OFFERING

LevRose Commercial Real Estate has been exclusively retained to sell 2922 & 2928 N. 70th Street. Located on two (2) parcels totaling ±31,200 SF, the southern parcel contains a ±3,287 SF building and the northern parcel a ±3,600 SF building. Both were built in the 1960's. Minutes away from Old Town Scottsdale, 2922 & 2928 N. 70th Street are located just north of one of Scottsdale's main arterial roads - Thomas Road.

SITE DETAILS

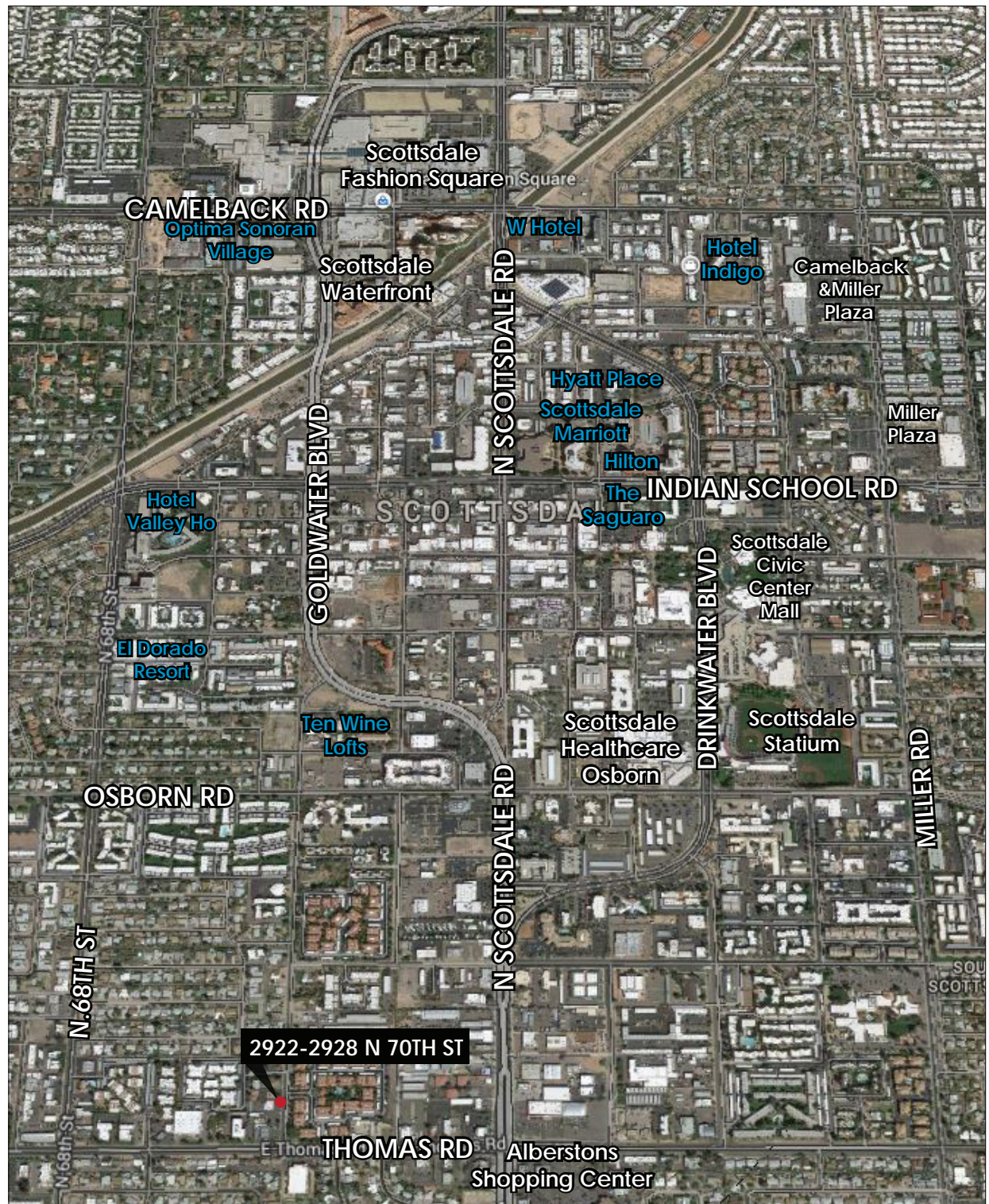
TYPE	Single Story Office Buildings
PRICE	\$1,150,000
PRICE PSF	\$166.98/SF
LOT SIZE	±31,200 SF
PARCEL NO.	130-15-005 & 130-15-004
ZONING	S-R City of Scottsdale
YEAR BUILT	1962

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2922 N. 70TH STREET



BUILDING DESCRIPTION (PARCEL 1)

TYPE	Single Story Office Buildings
PRICE	\$566,678
PRICE PSF	\$166.67/SF
LOT SIZE	±15,600 SF
Building SF	±3,400
PARCEL NO.	130-15-005
ZONING	S-R City of Scottsdale
YEAR BUILT	1962
NO. OF STORIES	One (1) Story

BUILDING HIGHLIGHTS

- Rent Roll - Please call for details
- Short term leases currently in place
- Redevelopment Potential
- Twelve (12) Uncovered Parking Spaces
- Seven (7) Covered Parking Spaces

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2928 N. 70TH STREET



BUILDING DESCRIPTION (PARCEL 2)

TYPE	Three (3) Single Story Office Buildings
PRICE	\$583,345
PRICE PSF	\$166.67/SF
LOT SIZE	±15,600 SF
Building SF	±3,500
PARCEL NO.	130-15-004
ZONING	S-R City of Scottsdale
YEAR BUILT	1962
NO. OF STORIES	One (1) Story
NO. OF BUILDINGS	Three (3) Building A ±1,800 SF Building B ±700 SF Building C ±1,000 SF

BUILDING HIGHLIGHTS

- Rent Roll - Please call for details
- Short term leases currently in place
- Redevelopment Potential
- Thirteen (13) Parking Spaces

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