SCOTTSDALE OFFICE BUILDINGS FOR SALE AND REDEVELOPMENT FOR SALE

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



FOR MORE INFORMATION CONTACT:

GEOFF TURBOW

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COMMERCIAL REAL ESTATE

TCN WORLDWIDE REAL ESTATE SERVICES

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.

SITÉ 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
YFAR BUILT	1962

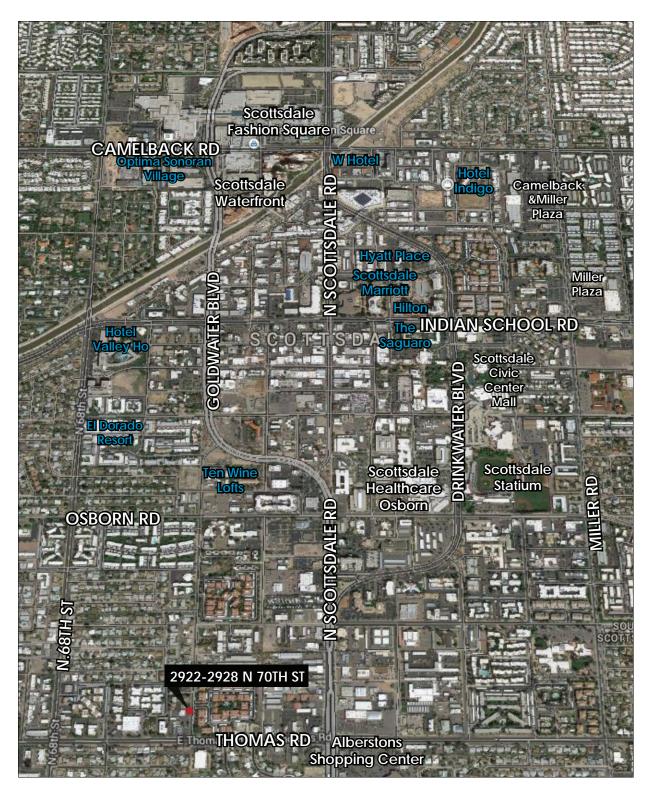


TCN WORLDWIDE REAL ESTATE SERVICES

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



MAPS





PROPERTY HIGHLIGHTS

- Over 3,000 apartments/townhomes or condos planned or under construction within minutes of the subject property.
- Located within minutes of many of Old Town Scottsdale's restaurants and amenities
- Easy Access to Loop 101, Loop 202 & Sky Harbor Airport
- The Lots are ±31,200 SF of land located just North of Thomas Road
- Tenants have been long term tenants and are willing to stay if the buyer is an owner/occupant and does not need all of the space
- Redevelopment possibility
- Seller would consider selling as individual properties

DRIVE TIMES

- 5 Minutes to Old Town Scottsdale
- 23 Minutes to Scottsdale Quarter
- 26 Minutes to McDowell Mtn. Ranch
- 17 Minutes to Sky Harbor
- 25 Minutes to Downtown Phoenix
- 9 Minutes to Arizona State University

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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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