

SCOTTSDALE OFFICE BUILDINGS 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 ±3,241 SF building and the northern parcel a ±3,500 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

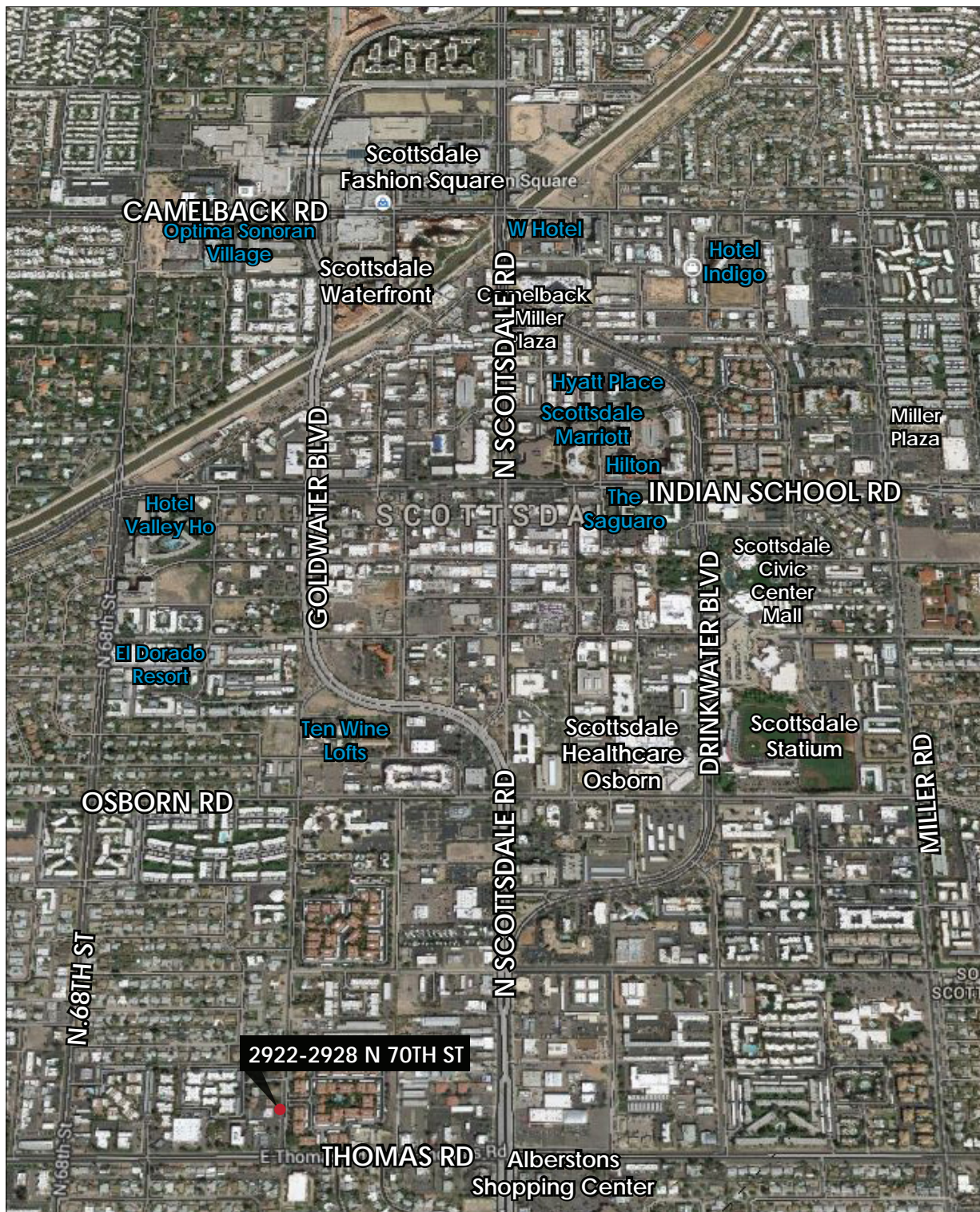
TYPE	Single Story Office Buildings
PRICE	\$1,150,000
PRICE PSF	\$165.41/SF
LOT SIZE	±31,200 SF
PARCEL NO.	130-15-005 & 130-15-004
ZONING	S-R City of Scottsdale
YEAR BUILT	1962

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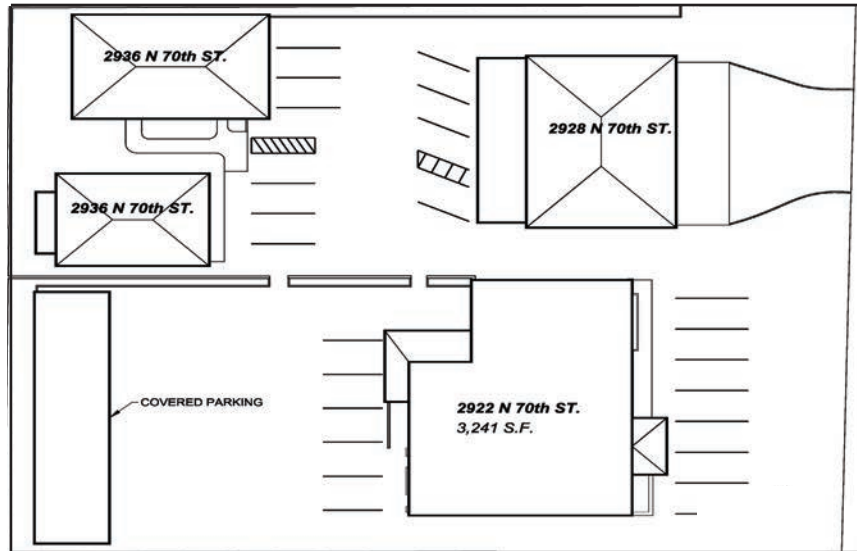
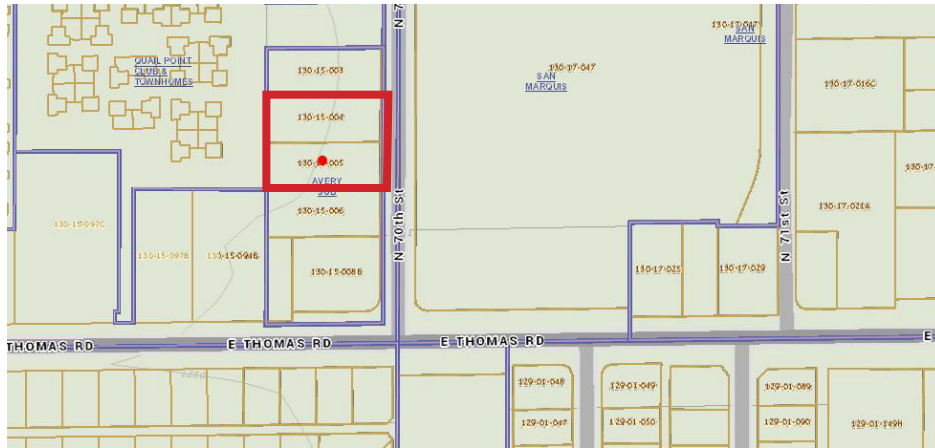


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MAPS



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	\$174.85/SF
LOT SIZE	±15,600 SF
Building SF	±3,241
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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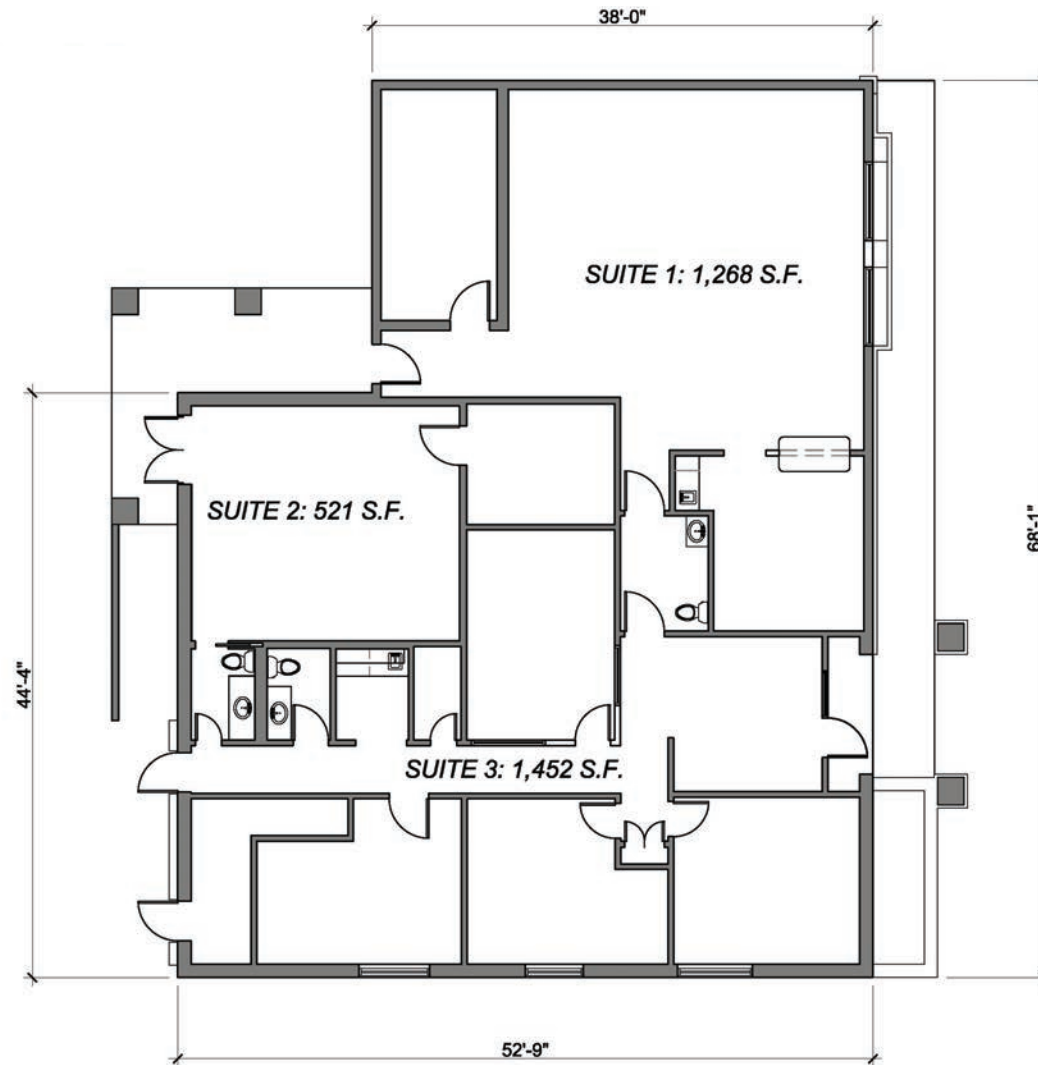


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2922 N. 70TH STREET FLOOR PLAN



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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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