

FOR SALE OR LEASE

20,000± SQ. FT. C-4 ZONED SHOWROOM SPACE

Scottsdale Airpark

ASKING PRICE:

\$5,500,000

LEASE RATE:

\$1.75/SF (NNN)

**\$25/SF
TENANT
IMPROVEMENT
ALLOWANCE**

14950 N 83rd Place | Scottsdale, Arizona

Rare C-4 Zoning - Allowing for Most Retail and Automotive Uses

'SHELL' CONDITION 'AS IS'

Presented by



Randy Shell

Designated Broker

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SHELL

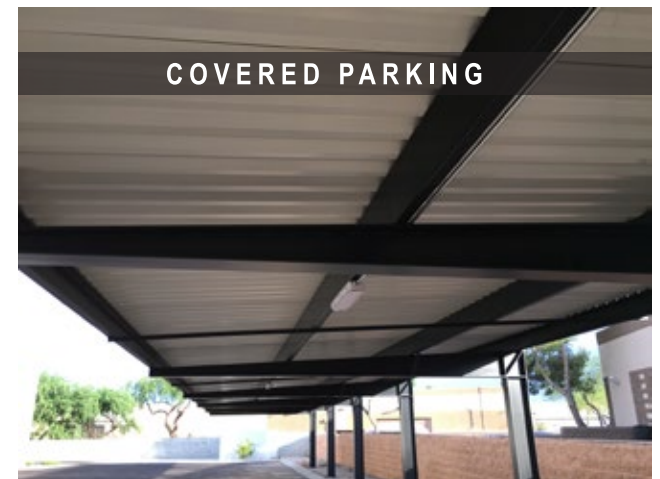
Commercial Investment Real Estate

480.443.3992

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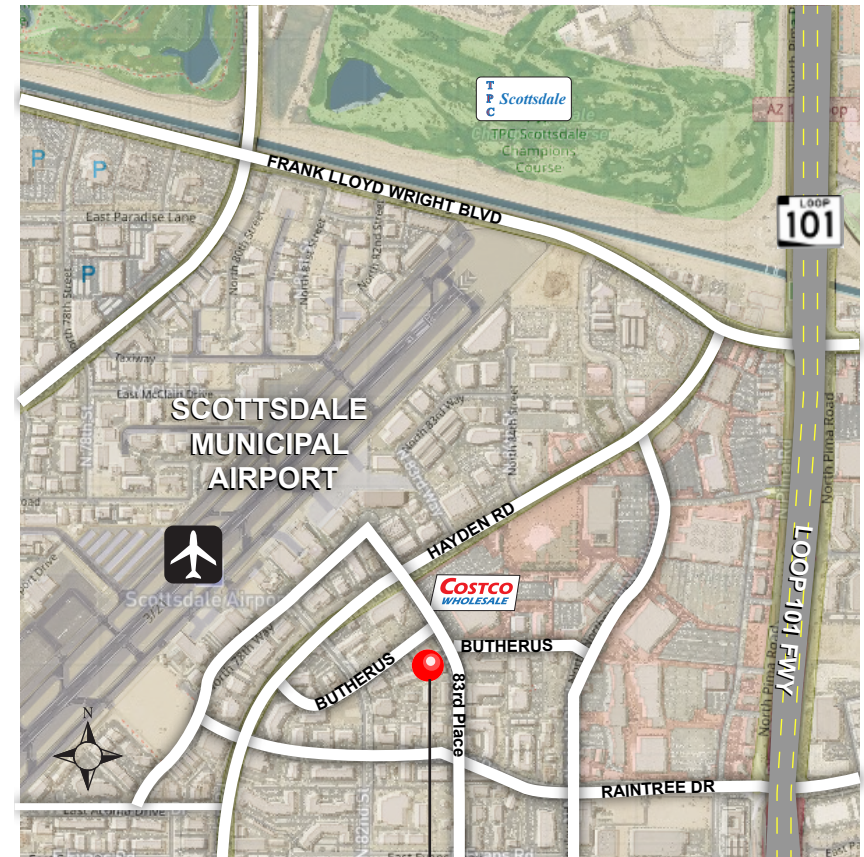
- *Prime Scottsdale Airpark location*
- *Convenient accessibility to Loop 101 Fwy*
- *Within close proximity to nearby restaurants and shopping*
- *Rare C-4 zoning allowing for most retail and automotive uses*



All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.

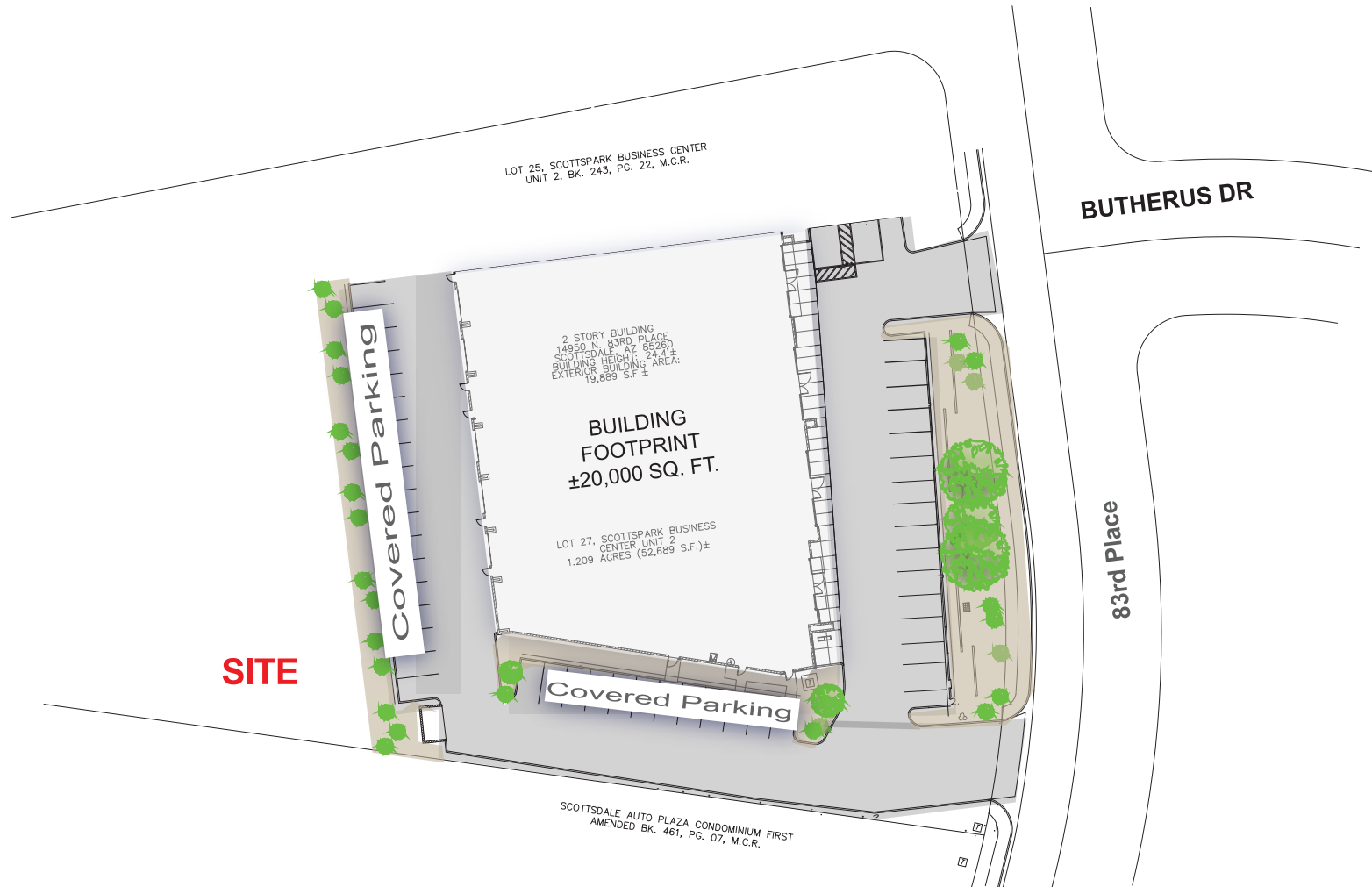
FEATURES

- C-4 zoning for auto uses and most retail
- Exterior renovation features
 - Complete new front with contemporary materials/finishes
 - Brand new asphalt parking lot
 - Tasteful landscaping
 - Clean and modern
- Interior in 'shell' condition, allowing for build-to-suit interior
- New 1,600 amp, 120/208V SES service panel
- Five (5) new insulated electric 12'x14' overhead garage doors
- ±1.20 acre lot
- Fenced yard possibilities!
- 48 parking spaces, of which 22 are covered
- Rare opportunity!



**SUBJECT
PROPERTY**

14950 N 83rd Place | Scottsdale, Arizona



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.