

4333 N. SCOTTSDALE RD *For Sale*



BUILDING FEATURES:

- **PRICE:** \$3,950,000
- **GROSS SITE:** ±35,447 SF
- **NET SITE:** ±16,400 SF
- **ZONING:** C-2, CITY OF SCOTTSDALE
- **EXISTING BUILDING:** ±12,000 SF
- **PARKING:** FORTY-TWO (42) STALLS - 15 ON SITE
- **CITY APPROVED:** THREE STORY 18,600 + SF OFFICE/RETAIL ENTITLEMENT