

Multi - Tenant Retail



For Sale: \$599,000

7134-7136 E Mercer Lane
Scottsdale, Arizona 85254

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7134 - 7136 E Mercer Lane

Property & Location Highlights

- Fully built out two tenant building - suitable for owner/user or investor
- Approximately 2,156 total leasable square feet: 1,558 and 598 SF
- 7134 (built in 1971) is improved as a veterinary hospital with reception area, multiple exam rooms, two bathrooms, private office, washroom for pets, room for crates, storage and exterior dog runs/fencing
- 7136 (built approximately in 1985) is currently being used as a dog grooming facility
- 2018 property taxes: \$3,575
- Building is in close proximity to Scottsdale Rd at signalized intersection of Scottsdale Rd and Mercer Ln



<u>Demographics</u>	1 Mile	3 Miles	5 Miles
Average Age:	44	44.60	43.10
Population:	7,773	63,413	186,235
Average HH Income:	\$121,586	\$133,918	\$116,949

<u>Traffic Counts</u>	VPD
N Scottsdale Rd:	37,500
E Shea Blvd	36,200

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Interior Photos



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Exterior Photos



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Aerial Map



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