

FOR SALE INVESTMENT  
8707 E. VISTA BONITA  
SCOTTSDALE, ARIZONA

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS AND AMENITIES

- Prestigious North Scottsdale Location
- **Credit Tenant**
- 6,003 SF Office Condo 2nd Floor
- Total Size of Project 25,896 SF
- Garden Setting Between Two Buildings
- Year Built 2002
- C-2 Zoning
- Next to Pinnacle Peak Country Club
- Close to DC Ranch and Silverleaf
- Minutes to the 101 Freeway
- Close to Restaurants

<b>Sales Price</b>	\$1,495,000
<b>2018 Property Tax</b>	\$12,263.14
<b>2018 Building Expenses</b>	\$21,645.60
<b>Estimated Income</b>	\$104,091.20
<b>Estimated Cap Rate</b>	6.95%

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