

**FOR SALE**



# SCOTTSDALE CONDO BUSINESS CENTER

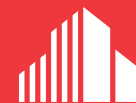
**Suites 105 & 106**

9419 East San Salvador Drive | Scottsdale, Arizona 85258

**±10,400 SF FLEX/INDUSTRIAL BUILDING**

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**CUSHMAN &  
WAKEFIELD**

## Property Features

- Office Buildout: ±9,770 Square Feet
- Warehouse: ±630 Square Feet
- Total Acreage: ±1.8 Acres (±78,408 Square Feet) (Condo)
- Zoning: I-1, City of Scottsdale
- APN: 217-36-321, 217-36-322
- Year Built: 1983
- Parking: 16 Dedicated Parking Stalls
- 3 Phase / 1,400 Amps
- Loading: Three (3) 10' x 14' Roll-Up Doors
- Clear Height: 18'
- 3.0:1,000 Parking
- Monthly HOA Dues: \$1,045.00
- Existing Short Term Income In-Place
- **For Sale: \$1,664,000 (\$160 PSF)**



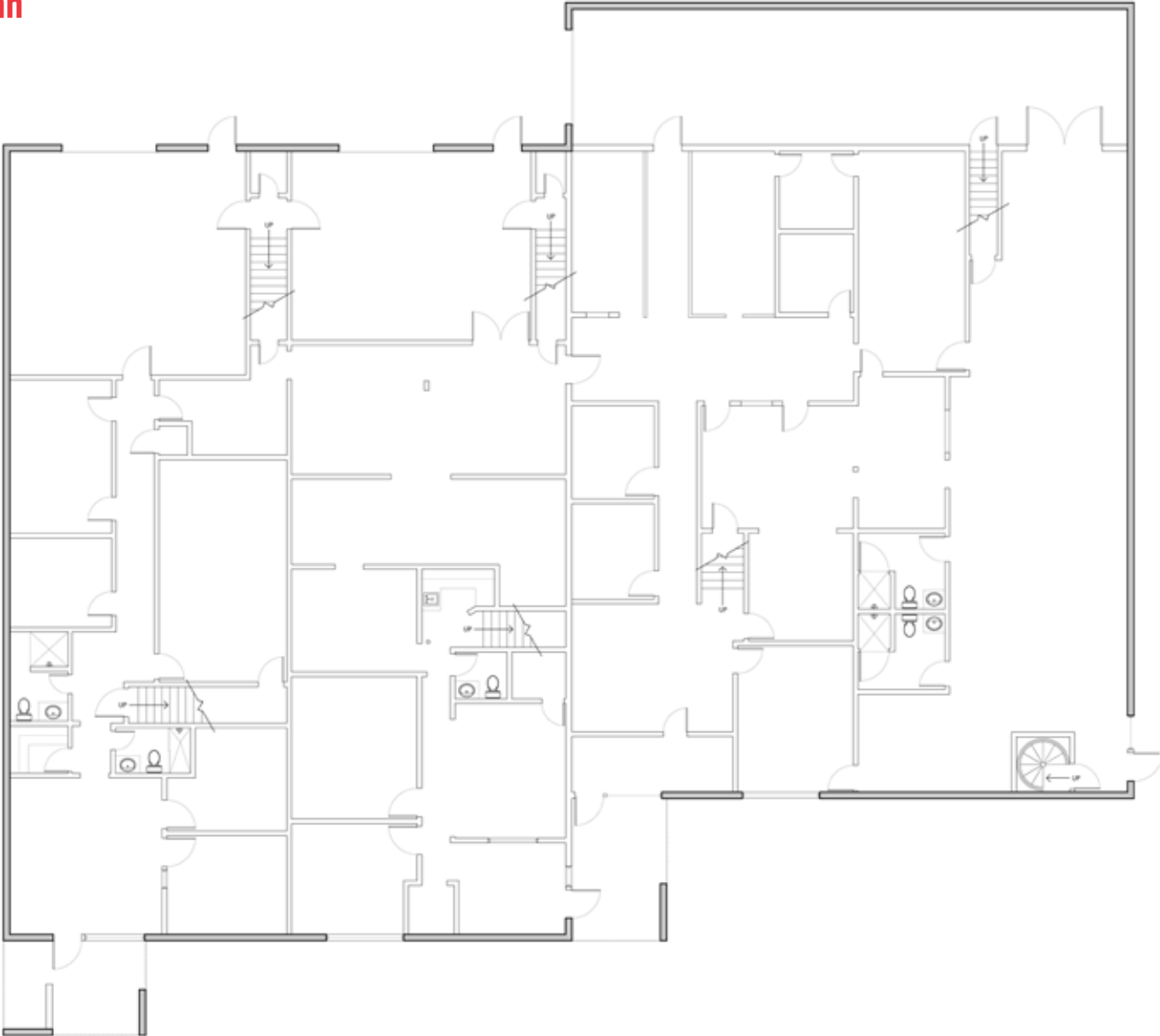


Site Plan



**First Floor Floorplan**

10,400 Square Feet



Parcel Map









HONORHEALTH

SHEA BOULEVARD

LOOP 101

96TH STREET



90TH STREET

VIA LINDA

**SITE**

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