

For Sale Owner/User or Investor Property



For Sale: \$895,000

7131 E Mercer Lane
Scottsdale, Arizona 85254

NAIHorizon

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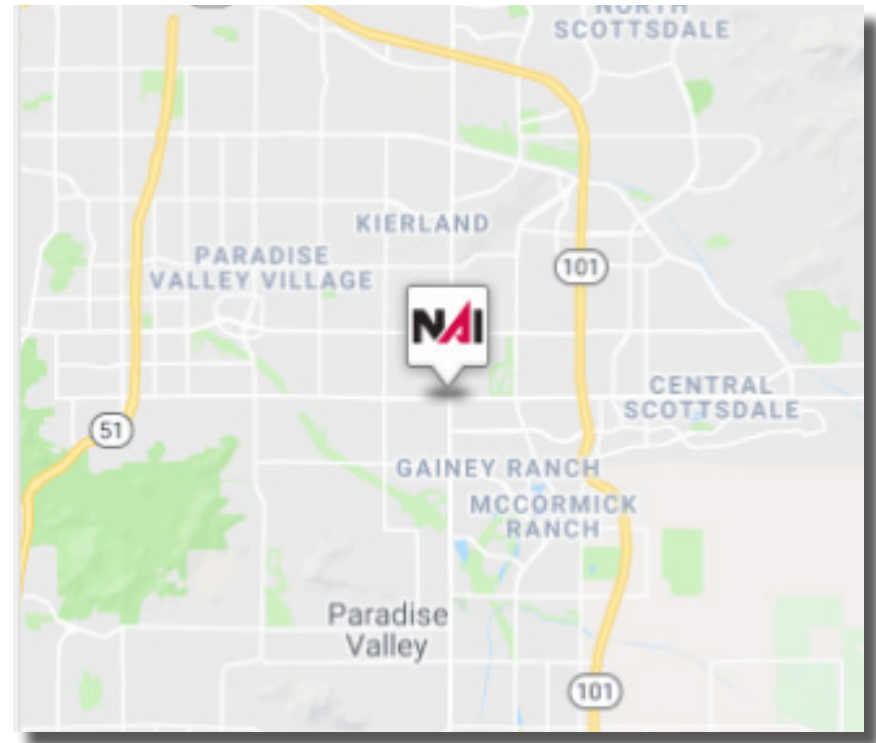
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Property & Location Highlights

- Two tenant retail/office building
- Owner/user or investor
- New exterior paint, new mansard roof and re-coated foam roof
- 2,050 SF available immediately which has been updated for retail showroom with offices or open office setting with plenty of natural light, high ceilings, two bathrooms, three interior offices with storage and break room and new paint throughout
- 1,400 sf is occupied by a month to month tenant. It is mostly open with 2 rear bathrooms
- Built in 1972, suite A rehabbed in 2019
- Convenient front-in parking
- Six dedicated spaces in the rear
- Easy access from Scottsdale Rd or 71st Pl
- Within Sundown Plaza at Scottsdale and Shea
- Serving Scottsdale and Paradise Valley
- 2018 Property Taxes: \$3,946



<u>Demographics</u>	1 Mile	3 Miles	5 Miles
Medium Age:	45.60	48.50	45.90
Daytime Employment:	6,748	91,906	179,539
Average HH Income:	\$117,185	\$137,116	\$119,048

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

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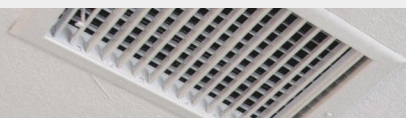


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Interior Photos



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Aerial Map



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