

# 2715 E BELL RD

Phoenix, AZ 85032

## PROPERTY FEATURES

- Sale Price: \$720,000
- Bell Road Frontage
- ±1,650 SF Office/Retail Building
- ±15,000 SF Fenced Yard (Leased)
- Located at Bell Rd & Cave Creek Rd.
- Back Area Can be Converted to Additional Parking
- Located on ±25,961 SF Lot
- Parcel: 214-28-112Q
- 4/1,000 Parking Ratio
- Zoning: C-2, City of Phoenix
- Minutes from SR-51



±1,650 SF OFFICE/RETAIL BUILDING W/ FENCED YARD | FOR SALE | OWNER USER/INVESTMENT



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Ganey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiac.com

Exclusive Contacts:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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## DEMOGRAPHICS



Population  
1M: 495  
3M: 77,114  
5M: 334,954



Housholds  
1M: 195  
3M: 29,515  
5M: 127,624



Avg HH Income  
1M: \$79,659  
3M: \$56,702  
5M: \$64,087



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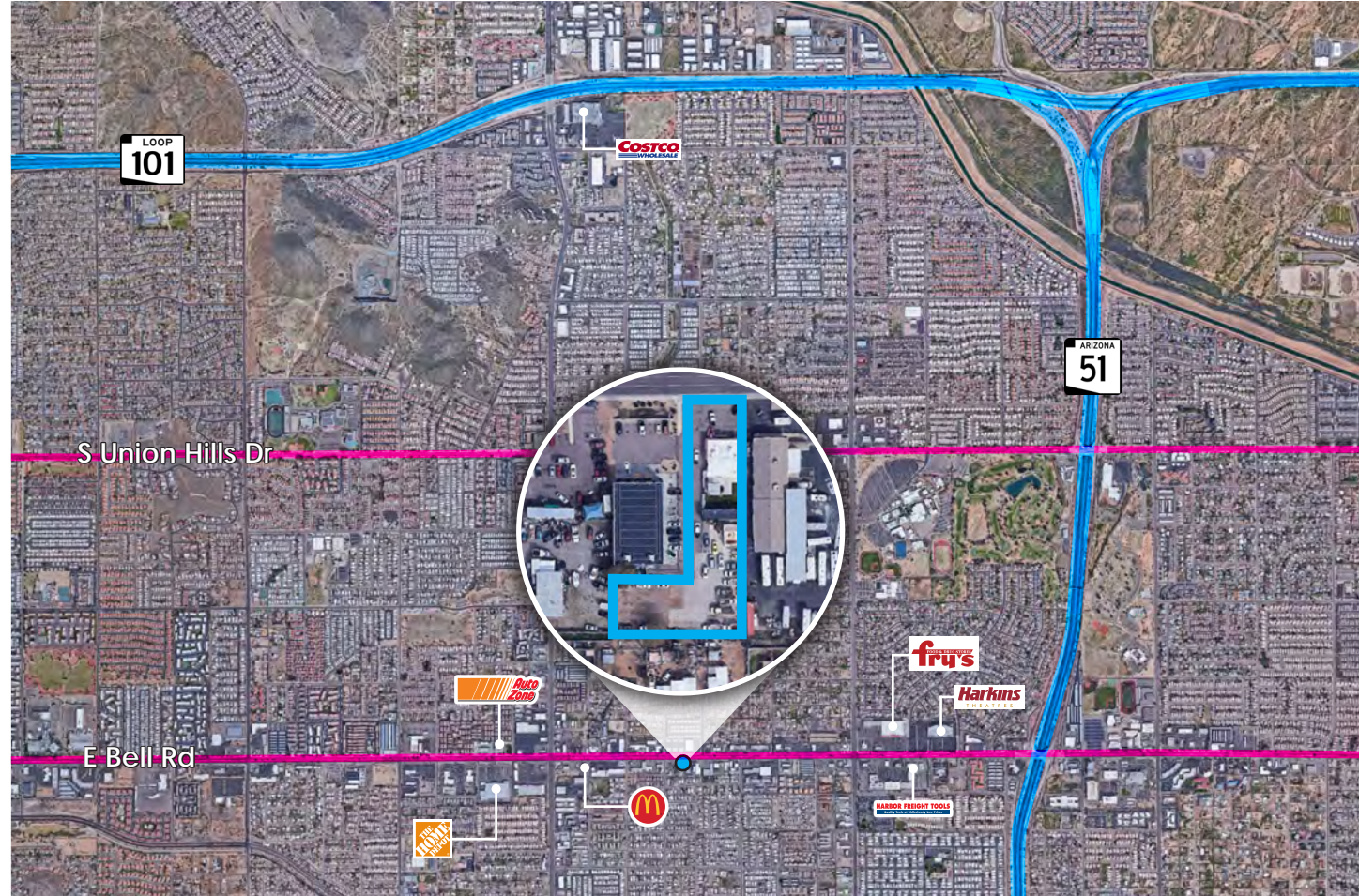
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