



**14809 N. 73RD ST | SCOTTSDALE, AZ 85260**

±205 SF - ±20,132 SF | 4 PURCHASE OPTIONS | OWNER/USER OR INVESTMENT

**JAMES LIEBERTHAL, SIOR**

Associate Broker | 602.386.1229 (D) | 480.529.6400 (Mobile/Text)  
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**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
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## Property Summary



### PROPERTY DESCRIPTION

Single & Multi-Unit Office and Hangar/Warehouse Condos for Sale | Offices Starting at \$45,195. VARIOUS PURCHASE OPTIONS

### PROPERTY HIGHLIGHTS

- Perfect Man Cave for Toys (Cars, Small Planes, Boats, etc)
- Runway Access
- Each Hangar/Warehouse Contains Individual Bathroom
- Offices Contain Common Bathrooms
- Hangar/Warehouse Condos with Large  $\pm 47'$  Wide x  $\pm 20'$  Tall Overhead Doors
- Clear  $\pm 20'$  Height
- FANTASTIC LOCATION: Walking Distance to Scottsdale Quarter, Kierland, Shopping and World Class Cuisine.

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### OFFERING SUMMARY

|                           |   |
|---------------------------|---|
| Sale Price:               | $\pm \$175 - \pm \$221/\text{SF}$                           |
| Number of Units:          | 17  |
| Offices:                  | $\pm 205$ to $\pm 824$ SF May be Combined for Larger Suites |
| Hangar/Warehouses:        | $\pm 2,897$ to $\pm 3,043$ SF                               |
| <b>*PURCHASE OPTIONS*</b> | <b>SEE AVAILABILITY CHART</b>                               |
| Zoning:                   | I-1   |
| Office Association Fee    | $\pm \$5.29/\text{PSF}$ per Year - Includes all Utilities   |
| Hangar Association Fee    | $\pm \$2.36/\text{PSF}$ per Year                            |
| Estimated Property Taxes  | TBD   |
| SALE INFO:                | All Sales are Subject to Existing Leases                    |

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4 PURCHASE OPTIONS: INDIVIDUAL UNITS | OFFICE COMPLEX | HANGAR/WAREHOUSE COMPLEX | ENTIRE BUILDING

| Unit                   | Type             | Rentable ±SF  | Sales Price        | Price PSF    | Current Tenant Lease Expiration Date |
|------------------------|------------------|---------------|--------------------|--------------|--------------------------------------|
| 106                    | Hangar/Whse      | 2,897         | \$ 524,294         | \$ 181       | 1/31/21                              |
| 107                    | Hangar/Whse      | 2,897         | \$ 524,294         | \$ 181       | 4/30/20                              |
| 108                    | Hangar/Whse      | 2,897         | \$ 524,294         | \$ 181       | 4/30/20                              |
| 109                    | Hangar/Whse      | 2,897         | \$ 524,294         | \$ 181       | 2/28/20                              |
| 110                    | Hangar/Whse      | 3,043         | \$ 608,837         | \$ 200       | 12/31/19                             |
| <b>UNITS 106 - 110</b> |                  | <b>14,631</b> | <b>\$2,550,000</b> | <b>\$175</b> |                                      |
| 101                    | Office           | 309           | \$ 68,234          | \$ 221       | Month to Month                       |
| 102                    | Office           | 824           | \$ 182,432         | \$ 221       | Vacant                               |
| 103                    | Office           | 205           | \$ 45,195          | \$ 221       | Month to Month                       |
| 104                    | Office           | 818           | \$ 180,673         | \$ 221       | 3/21/20                              |
| 105                    | Office           | 464           | \$ 102,599         | \$ 221       | 3/31/20                              |
| 200                    | Office           | 538           | \$ 118,928         | \$ 221       | 3/31/20                              |
| 201                    | Office           | 481           | \$ 106,392         | \$ 221       | 12/31/29                             |
| 202                    | Office           | 333           | \$ 73,512          | \$ 221       | 9/30/19                              |
| 203                    | Office & Balcony | 241           | \$ 69,000          | \$ 286       | Month to Month                       |
| 204                    | Office           | 294           | \$ 64,990          | \$ 221       | 12/31/19                             |
| 205                    | Office           | 702           | \$ 155,105         | \$ 221       | 12/31/19                             |
| 206                    | Office           | 292           | \$ 64,495          | \$ 221       | 12/31/19                             |
| <b>UNITS 101 - 206</b> |                  | <b>5,501</b>  | <b>\$1,000,000</b> | <b>\$182</b> |                                      |
| <b>ALL UNITS</b>       |                  | <b>20,132</b> | <b>\$3,550,000</b> | <b>\$176</b> |                                      |

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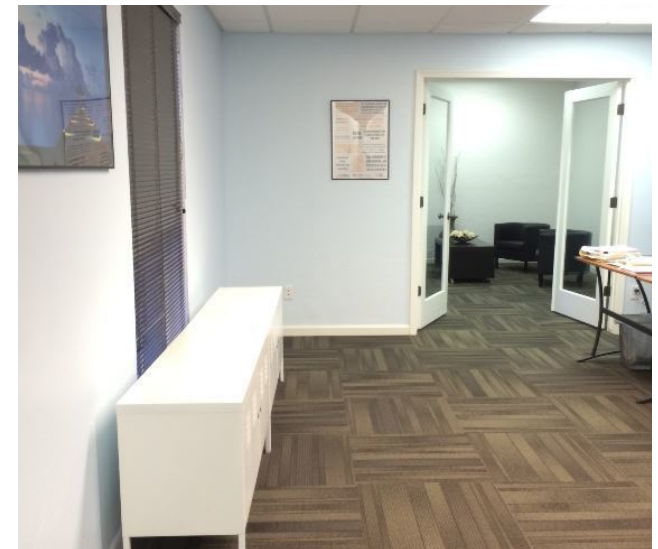
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## Additional Photos



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