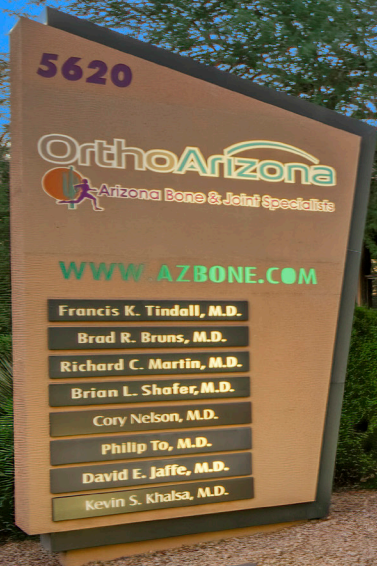


# 5620 E BELL ROAD

SCOTTSDALE, AZ



## Owner/User Medical Office Opportunity for Sale

### REPRESENTED BY

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## SALE HIGHLIGHTS

List Price      **\$3,000,000**

Price / RSF      **\$271**

## PROPERTY HIGHLIGHTS

**11,033** square feet available for an owner user to occupy

**EXCELLENT** location on Bell Road and 56th Street

**LOCATED** within minutes of Mayo Clinic, Abrazo's Scottsdale Campus and HonorHealth's Shea Medical Campus

**INGRESS** and egress from both Bell Road and 56th Street

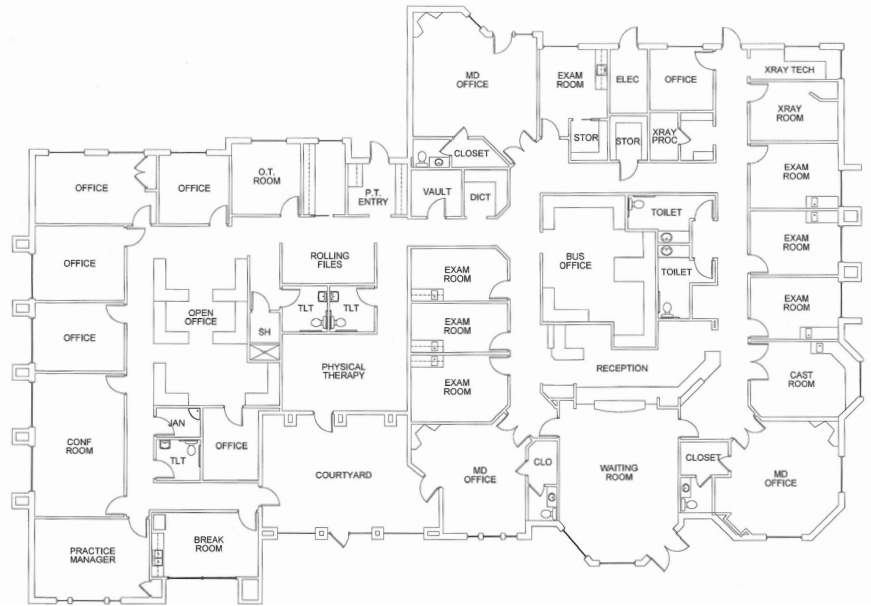
**PARKING** provided on-site with 48 total spaces - 16 spaces are covered/reserved for an above-market  $\pm 1.45:1,000$  square foot covered ratio

**BUILDING** and monument signage available

**EFFICIENT** floor plan to accommodate multiple uses

**APN NUMBER:** 215-10-254J

**SITUATED** on 0.93 acres



## MEDICAL OFFICE FOR SALE IN SCOTTSDALE

5620 East Bell Road ("The Property") is a 11,033 square foot medical office building perfect for any medical office owner/user.

The Property offers exceptionally high visibility to over 32,000 vehicles per day along Bell Road. Located in Scottsdale, Arizona the property offers ease of access to three full service hospitals within minutes.

The Property is currently configured for the purposes of an orthopedic practice complete with lead lined walls for x-rays, an area for physical therapy and space for administrative office.

The Property is accessible on both Bell Road and 56th Street which offers entry and exit for both patients and providers coming and going from all parts of Greater Phoenix.



### STRATEGICALLY LOCATED



**±32,527**  
VEHICLES PER DAY



**\$122,625**  
AVERAGE HH INCOME



**2 MIN**  
TO MAYO CLINIC HOSPITAL



MAYO CLINIC

Abrazo  
Scottsdale Campus

5620 E  
BELL ROAD

SCOTTSDALE AIRPORT

HONORHEALTH  
SCOTTSDALE SHEA  
MEDICAL CENTER

2 MIN  
TO MAYO CLINIC  
HOSPITAL

4 MIN  
TO LOOP 101  
ACCESS

6 MIN  
TO ABRAZO  
SCOTTSDALE CAMPUS

13 MIN  
TO HONORHEALTH SCOTTSDALE  
SHEA MEDICAL CENTER

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