

# ***AVAILABLE FOR SALE OR LEASE***

## ***PRIME NORTH SCOTTSDALE LOCATION***

- ❖ Hard to Find C-4 Zoning
- ❖ High Traffic Arterial Frontage
- ❖ Ideal Owner/User Building

***Stevens***  
FINE FURNITURE  
&  
CONSIGNMENT GALLERY

FOR MORE INFORMATION CONTACT:

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**[Steven.Schnitzer@gmail.com](mailto:Steven.Schnitzer@gmail.com)**

**STEVEN J. SCHNITZER LTD.**

**Commercial Sales & Leasing**

**(602) 478-1525**

The information contained herein has been obtained from sources we believe to be reliable, however, we make no warranties or representations, expressed or implied as to the accuracy of the information. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Buyer bears all risk for any inaccuracies. This offering is subject to change without notice given.



## Gallery Pictures









## *The Property:*

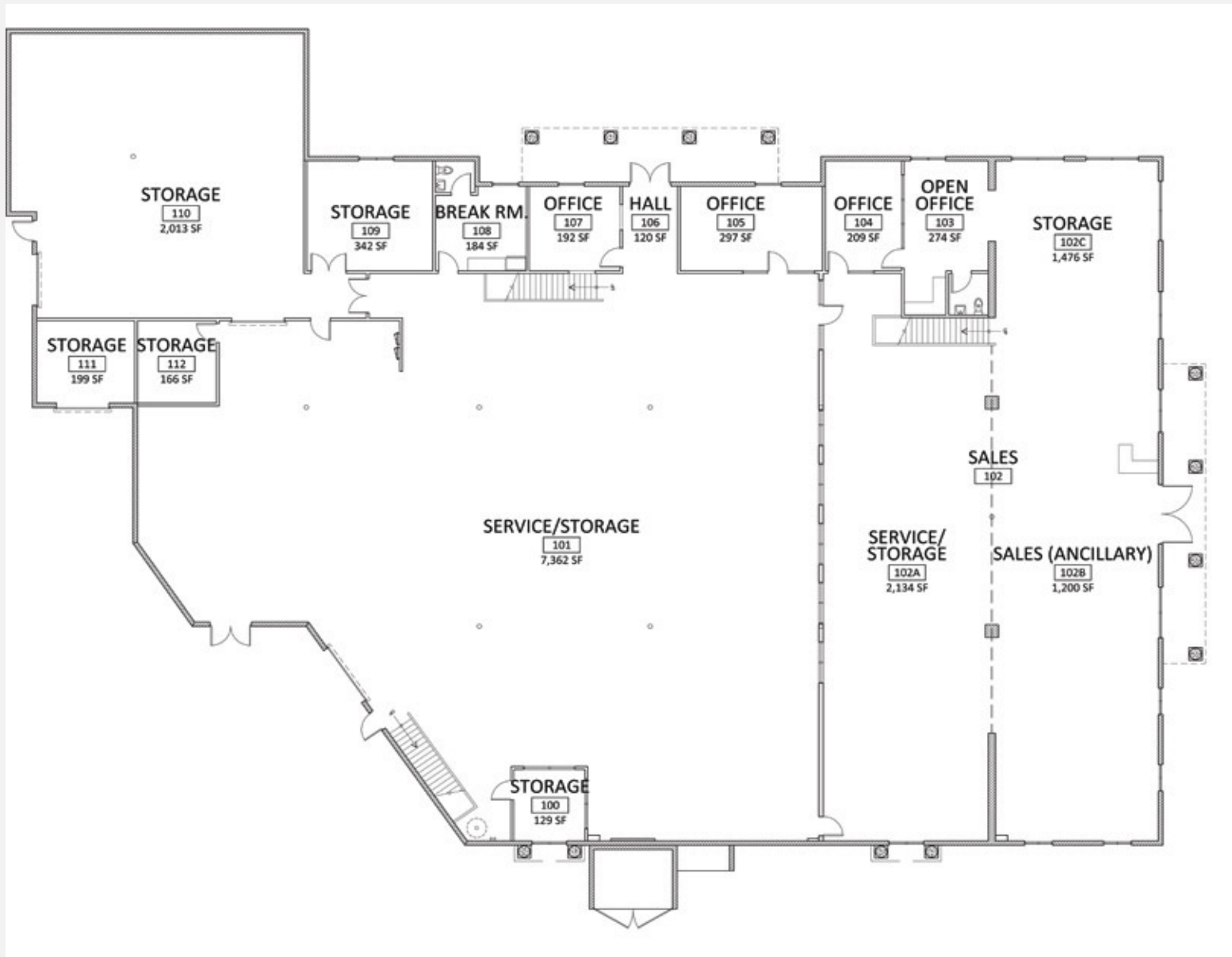
Address:	7995 East Paradise Lane Scottsdale, Arizona 85260	Property Type:	Commercial Retail Building
Building Size:	21,446 +/- Square Feet	No. of Floors:	Two (2)
Location:	Scottsdale Airpark	Parking:	32 Parking Spaces
Zoning:	C-4; City of Scottsdale	Year Built:	2006
Lot Size:	1.05 Acres	Construction:	Frame/Stucco
Uses:	Retail/Showroom/Automotive	Roof:	Built Up/Elastomeric Coating
Rental Rate:	Call for Details	Availability:	Immediately (Vacant)
Status:	Vacant	Sales Price:	\$8,995,000



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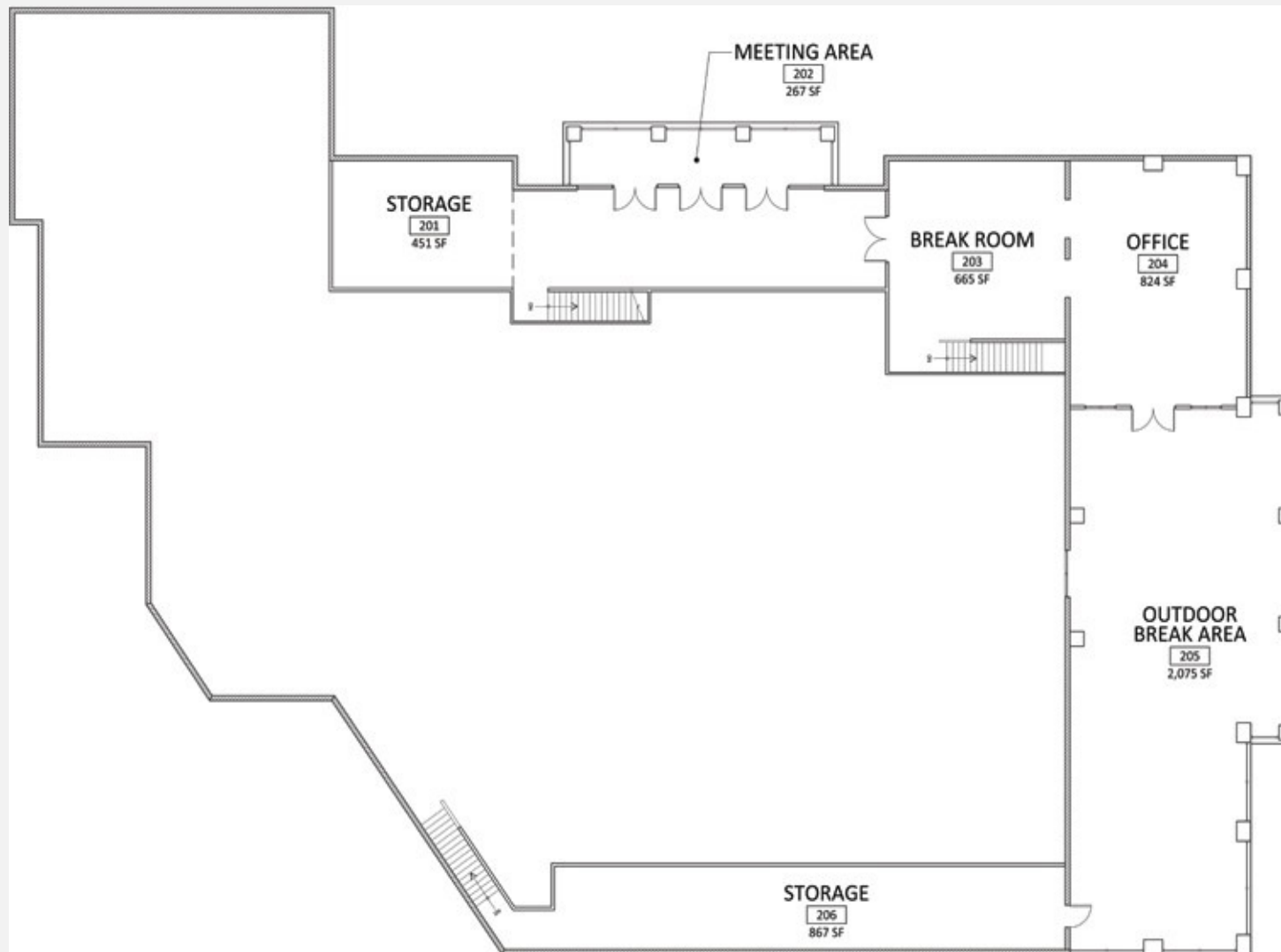
## FIRST FLOOR – FLOORPLAN (Approx. 16,500SF)



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## SECOND FLOOR – FLOORPLAN (Approx. 5,000SF)



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## AVAILABLE SPACE NEARBY/RENTAL RATES

PHOTO	LOCATION	USE	BUILDING SIZE AVAILABLE SPACE	RENT/SF
	8245 EAST BUTHERUS DRIVE	AUTOMOTIVE	30,056 SF 16,561 SF	\$20.00/SF
	15551 N. GREENWAY HAYDEN LOOP	RETAIL	97,538 SF 2,889 SF	\$45.00/SF
	14891 N. NORTHSIGHT BLVD	RETAIL	33,458 SF 11,100 SF	\$25-\$31/SF
	16,407 N. SCOTTSDALE ROAD	RETAIL	58,804 SF 7,864 SF	\$31-\$38/SF
	<b>SUBJECT PROPERTY:</b> 7995 EAST PARADISE LANE	RETAIL	21,446 SF	



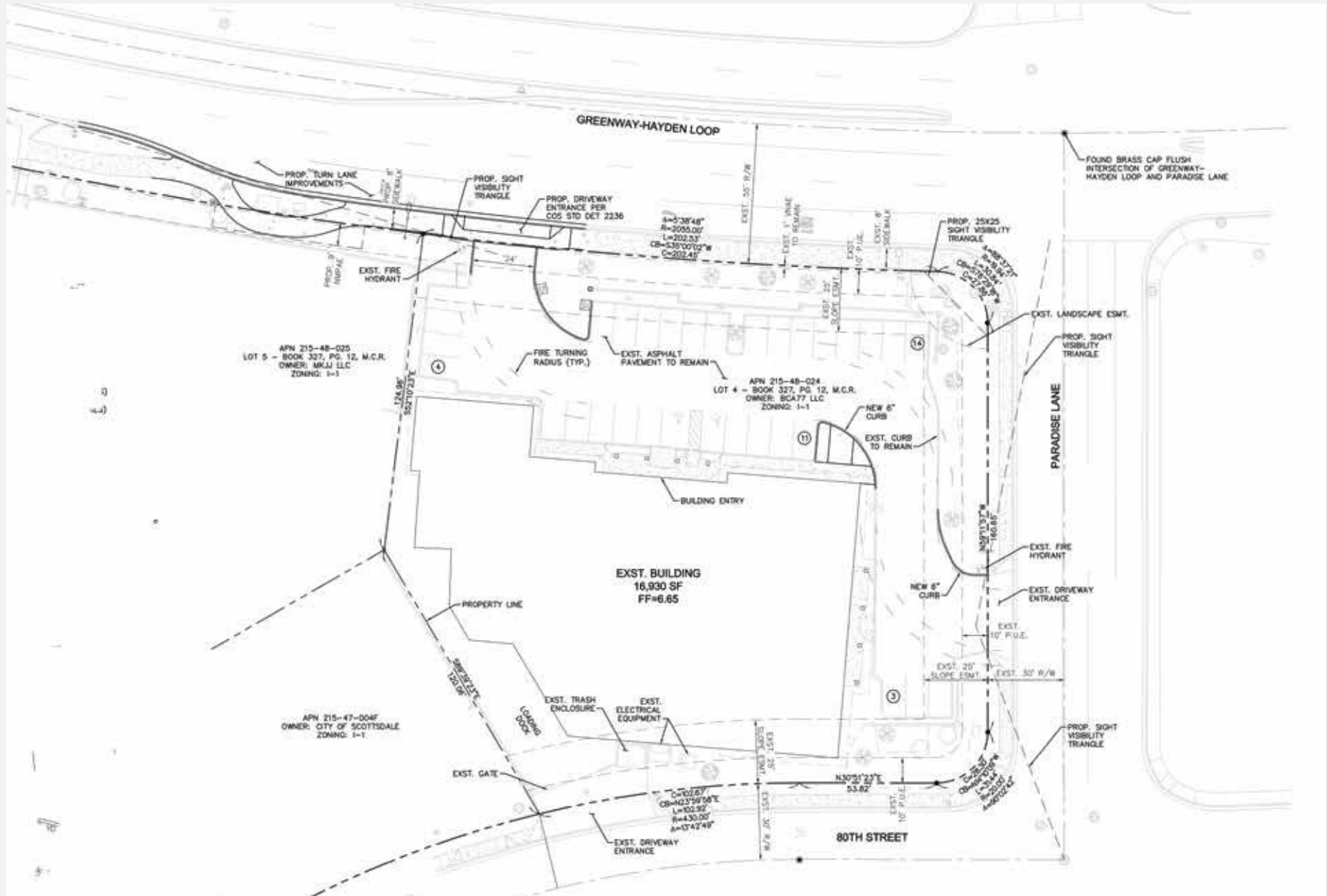
## RECENT SALES COMPARABLES

PHOTO	LOCATION	SIZE	DATE SOLD	SALES PRICE	PRICE/SF	ZONING	YEAR BUILT
	16121 N. 78 <sup>TH</sup> STREET	13,081 SF	11/21/2024	\$5,150,000	\$393	I-1	2000
	14950 N. 83 <sup>RD</sup> PLACE	19,931 SF	11/15/2024	\$7,950,000	\$399	C-4	1985 RENOVATED IN 2019
	14850 N. 83 <sup>RD</sup> PLACE	12,622 SF	11/12/2024	\$5,350,000	\$423	C-4	1997
	16275 N. GREENWAY HAYDEN LOOP	3,478 SF	08/11/2023	\$2,134,000	\$613	C-3	2017
	<b><i>SUBJECT PROPERTY:</i></b> 7995 E PARADISE LANE	21,446 SF		\$8,995,000	\$419	C-4	2006

Note: All sales comparables were obtained from CoStar/COMPS and believed to be reliable.



## SITE PLAN

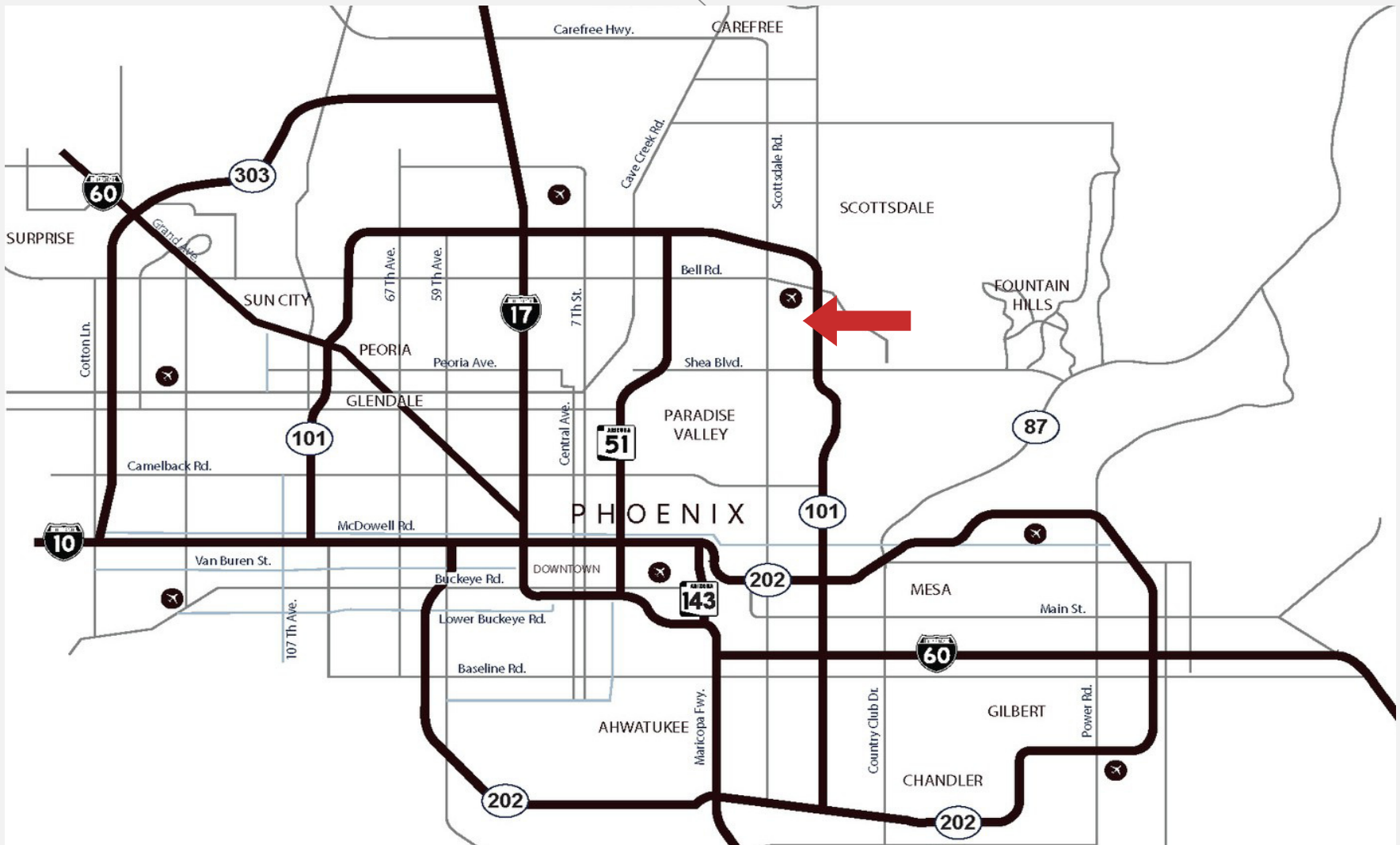


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## LOCATION MAP

Freeway M





## AERIAL MAP

