



Office Condo for Sale



Bell 55

5533 E BELL RD #127, SCOTTSDALE, AZ 85254

PRESENTED BY:

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PROPERTY SUMMARY

BELL 55

5533 E BELL RD #127
SCOTTSDALE, AZ 85254

OFFERING SUMMARY

SALE PRICE:	\$532,000 (\$345 PSF)
UNIT SIZE:	1,542 SF
PARKING	2 Covered Reserved Spaces
APN	215-85-187
CONSTRUCTION YEAR	2004
CAM FEES	\$416 Monthly
2025 TAXES	\$4,505.58



PROPERTY SUMMARY

SVN Desert Commercial Advisors, is pleased to offer for Sale, suite 127 within the Bell 55 Professional Office Condo Complex. Built-out as a traditional office and currently used by a counseling group, Suite 127 at Bell is perfect for a small business looking to move into a manageable space perfectly located in Scottsdale.

PROPERTY HIGHLIGHTS

- Highly Functional Office Space For Sale
- Available to owner-user at Close of escrow
- End Cap space within office condo development
- Desirable Private Offices along western boundary of building
- Visibility to Bell Road
- Convenience to an Abundance of Retail Amenities
- Close Proximity to Both 101 & 51 Freeways
- Desirable Area Demographics



ABUNDANT LOCAL AMENITIES

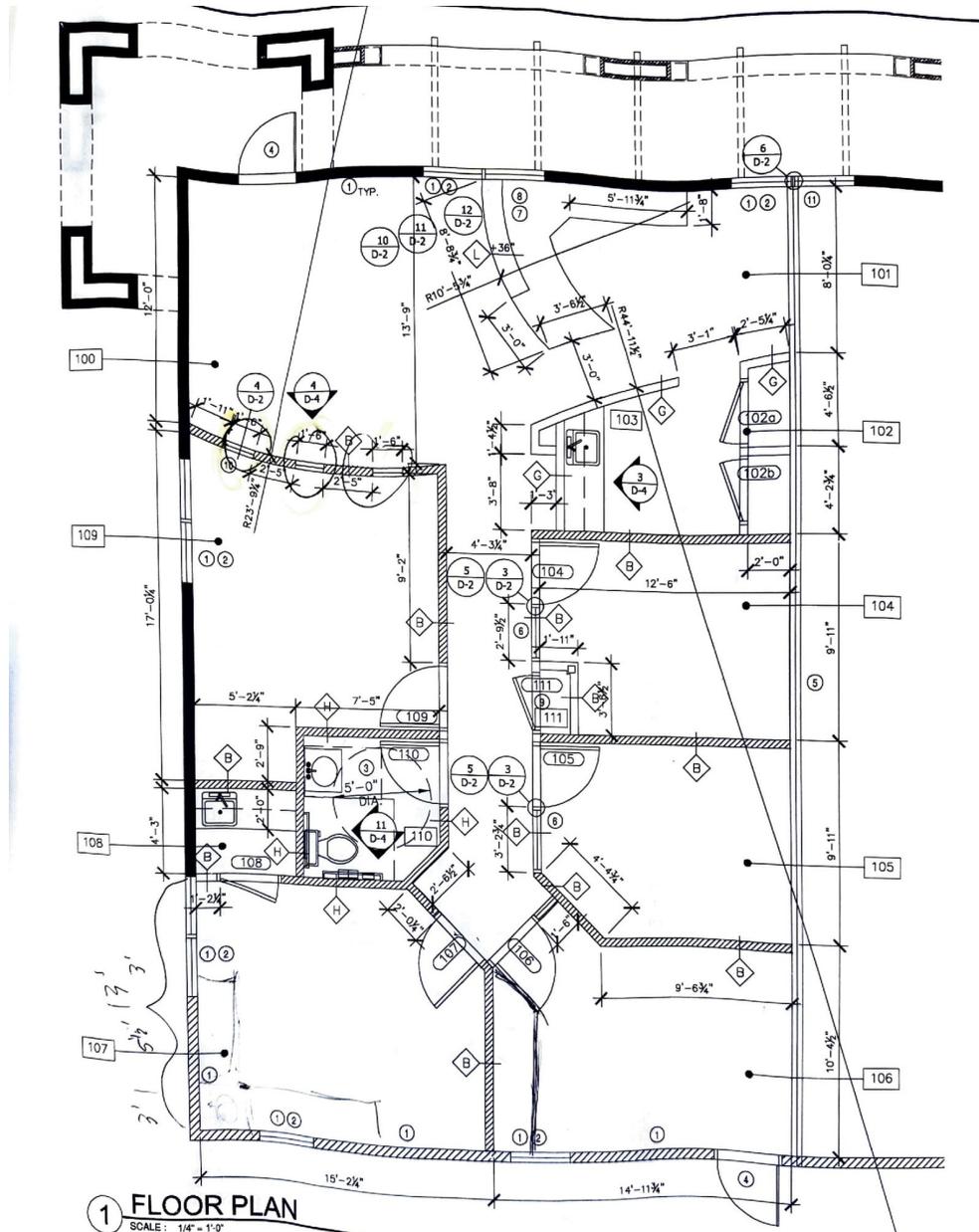


END CAP SPACE WITH HIGH VISIBILITY



CLOSE PROXIMITY TO FREEWAYS

FLOOR PLAN



N. 56th St. ±22,800 VPD



E. BELL RD. ±33,000 VPD



N. 56th St.

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,250	88,925	217,435
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,558	38,685	91,931
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$157,337	\$143,127	\$144,091
AVERAGE HOUSE VALUE	\$730,297	\$666,012	\$675,569

Demographics data derived from AlphaMap

