



5425 E BELL RD - SUITE 103

Scottsdale, AZ 85254 - OWNER/USER - ±1,882 SF OFFICE CONDO FOR SALE

JAMES LIEBERTHAL, SIOR

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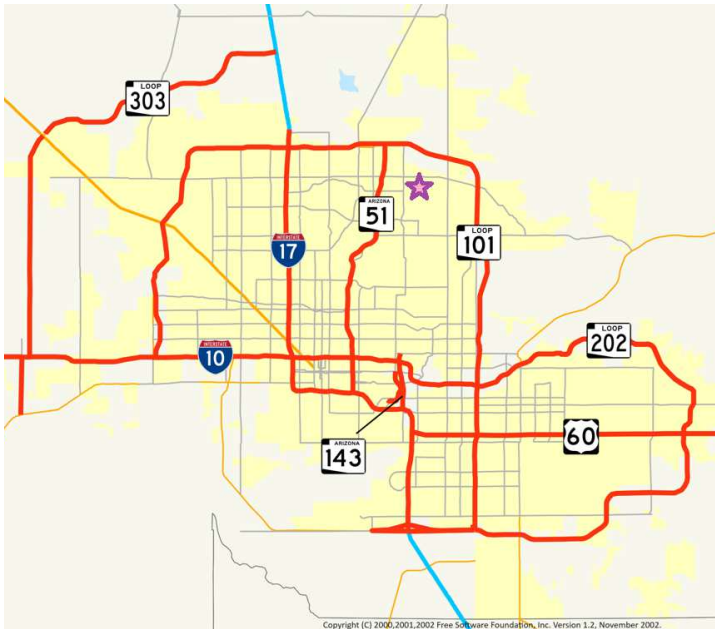


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OFFICE CONDO FOR SALE



PROPERTY HIGHLIGHTS

- OFFICE CONDO FOR SALE | \$686,900 (±\$364 SF)
- PROFESSIONAL OFFICE ENVIRONMENT
- EXPOSED CEILINGS | MODERN INDUSTRIAL FINISHES
- LOCATED WITHIN MINUTES OF HIGHWAY 51 & LOOP 101
- EXCELLENT SCOTTSDALE LOCATION OFF BELL & 56TH
- TWO COVERED PARKING SPACES INCLUDED
- LOW HOA DUES ±\$2.31 SF/YR
- NEARBY AMENITIES: KIERLAND COMMONS, MIM MUSEUM, GRAYHAWK GOLF CLUB, FINE DINING AND UPSCALE SHOPPING
- YEAR BUILT: 2005

PROPERTY DESCRIPTION

This ground level, easy access, single-story ±1,882 SF Move-in Ready Office Condo for Sale, located off 56th St & Bell Rd. is designed for functionality and privacy. The unit features a welcoming reception area with an extensive window line, a spacious break room with built-in dishwasher and sink, and five private offices, making it ideal for any business office. Timeless interior includes solid wood frame doors, automatic light sensors in every office and open duct work in common areas and back office while maintaining privacy in the interior offices. Strong Association features quarterly exterior window cleaning, roof maintenance, exterior pest control, landscaping and parking lot maintenance, with signage on the building available. Rare opportunity for an owner/user to acquire a Scottsdale office condo with superior freeway access.

OFFERING SUMMARY

Sale Price:	\$686,900 (±\$364 SF)
Suite #:	103
Suite Size:	±1,882 SF

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

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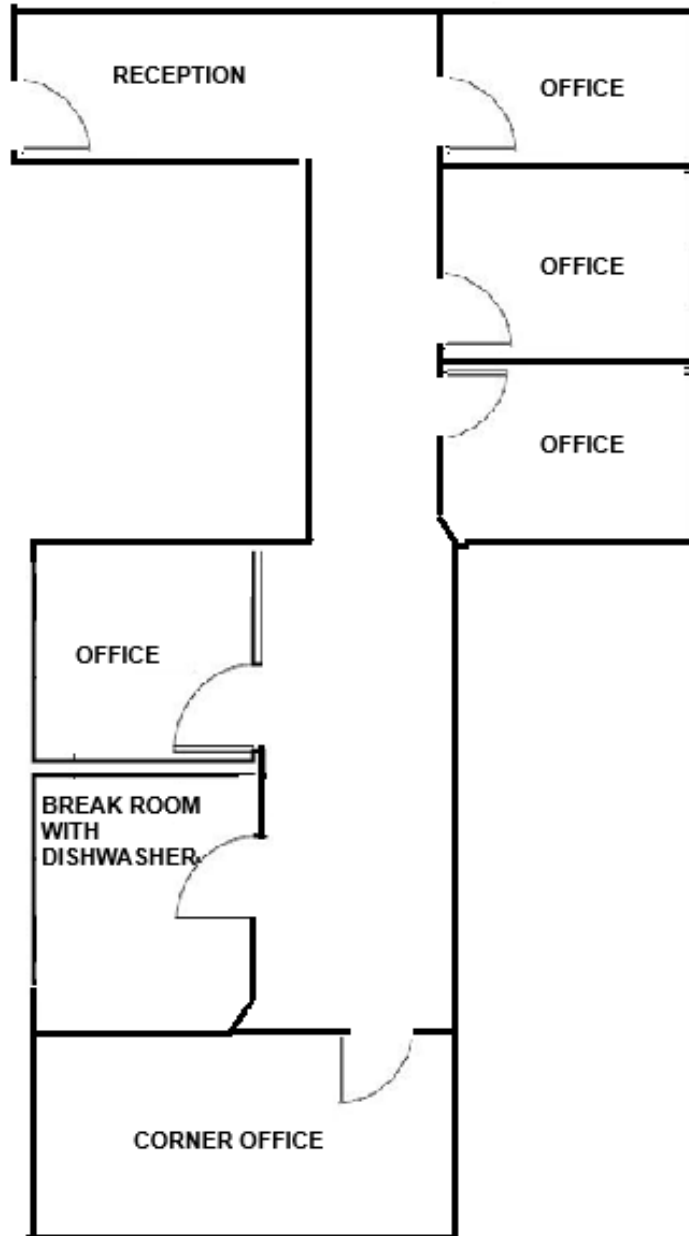


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FLOORPLAN



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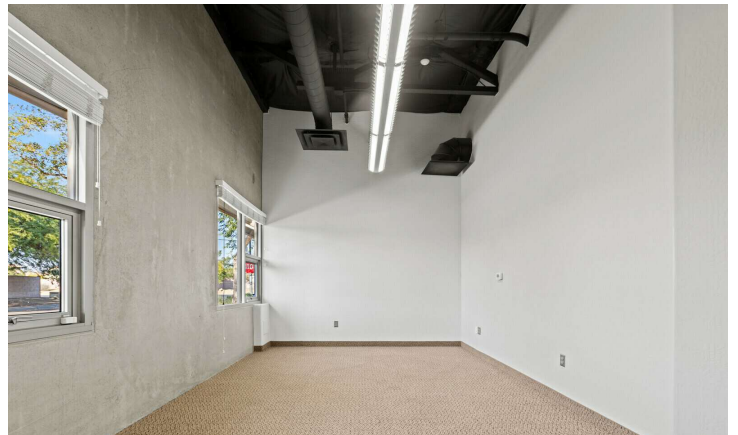
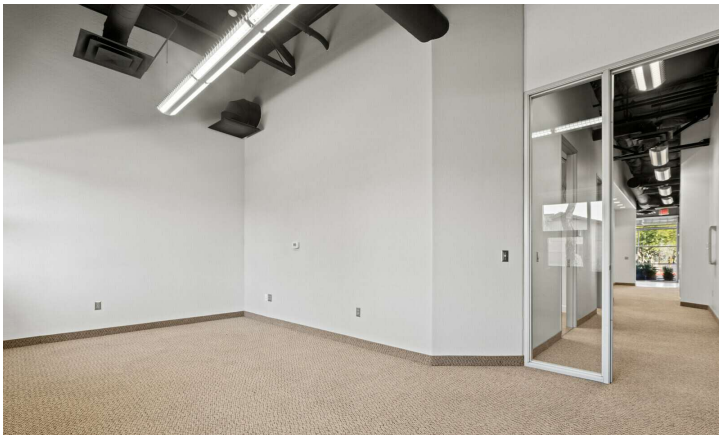
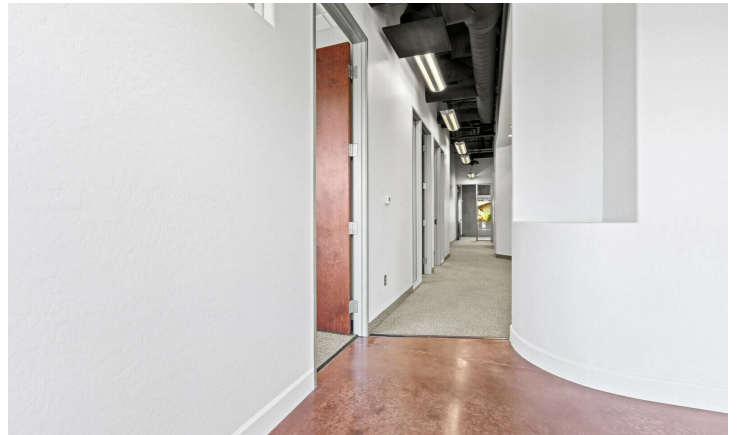
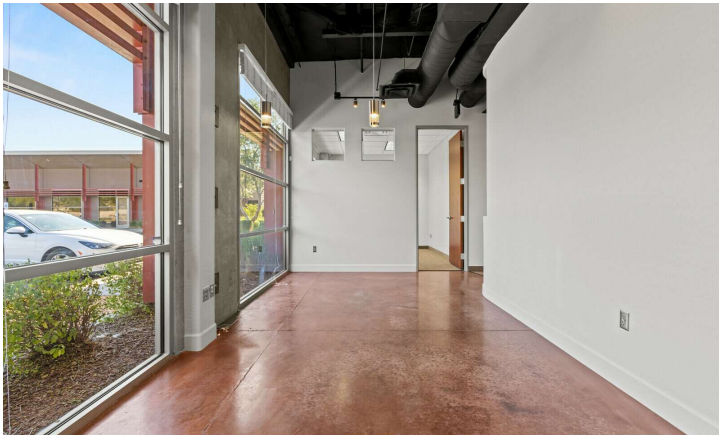


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CONDO PHOTOS



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