

FOR SALE | Helm Drive Business Condominiums, Building 1
7302 E HELM DRIVE, SCOTTSDALE, AZ 85260



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Executive Summary

EIGHT CONDOMINIUM UNITS | ± 1,200 SF EACH | 100% LEASED

Offering Summary

Sale Price:	\$4,490,000
Building Size:	± 9,600 SF
Number of Units:	8
Parking:	2 Assigned + 1 Covered per Unit
Lot Size:	± 9,600 SF
Year Built:	1985
Construction:	Masonry
Zoning:	City of Scottsdale, I-1
Opportunity:	Investment or Owner User

Building Highlights

Building 1 consists of eight highly sought after, small offices with warehouse condominium units, which have provided consistent income for almost 40 years, with the oldest tenant occupying space since 2000. Each unit originally consisted of two small office spaces with storefront entrances and windows, and a warehouse with a 10' overhead door, sealed floors, and drain. All units are 100% air-conditioned, and have its own electric meter and restroom. Modifications, over the years, include opening spaces for showroom use and joining units together for bigger space. Current leases have staggered expiration dates over the next five years.

Located in the Scottsdale Airpark, the building is in the heart of a vast canvas of diverse companies, convenient to several major retail centers, and multiple points of access to major streets and Loop 101 Pima Freeway.

This is an unprecedented opportunity to own these eight condominium units with continued cash flow while holding the property as a short- or long-term investment, or as an owner user with options for future expansion.



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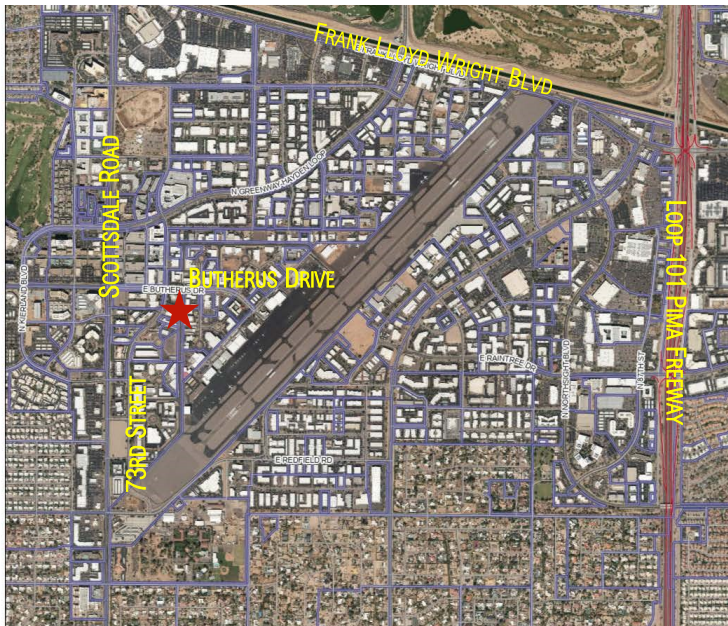
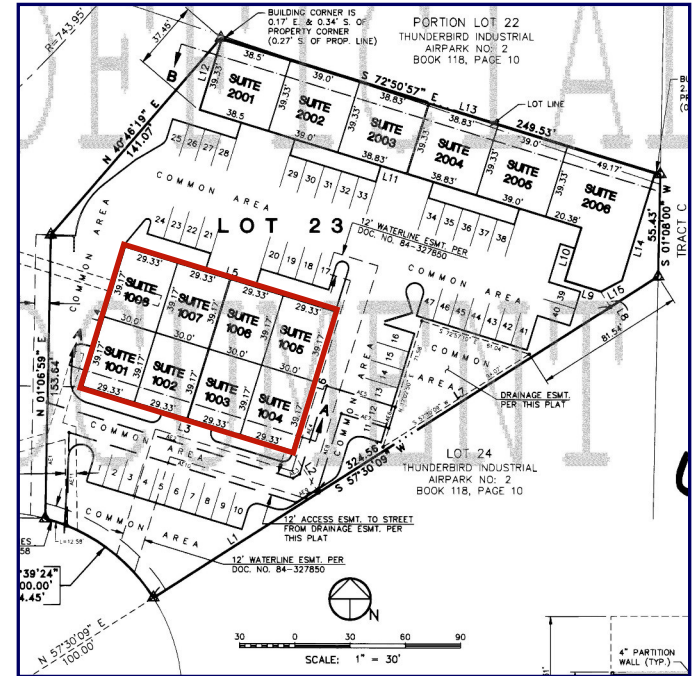
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The Helm Drive Business Condominiums

Condominium Highlights

The property, is one of two buildings dedicated to the Helm Drive Business Condominiums in 2003. Individual unit expenses include assessment fees, insurance, property tax, repair, and maintenance. Common element expenses for the Association, currently \$132.14 per unit per month, include water, sewer, and waste collection, and the maintenance of the roof, water and sewer, walls, driveways, parking areas, trash collection areas, and insurance. Ownership of the eight units provides majority membership in the Association.

The Helm Drive Business Condominiums are located on the north side of the cul-de-sac of Helm Drive off of 73rd Street. The nearest major crossroads are Scottsdale Road and Butherus Drive, west of the Scottsdale Airport. Building 1 faces the street with drive-around access for ease of traffic servicing the property's businesses.



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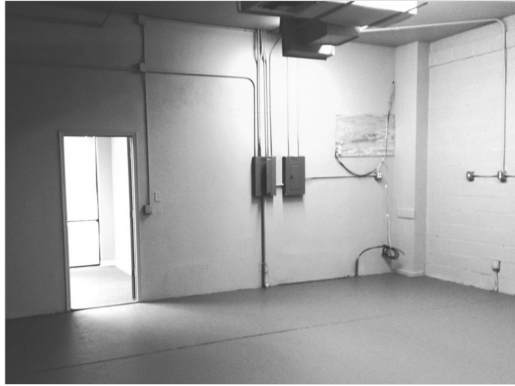
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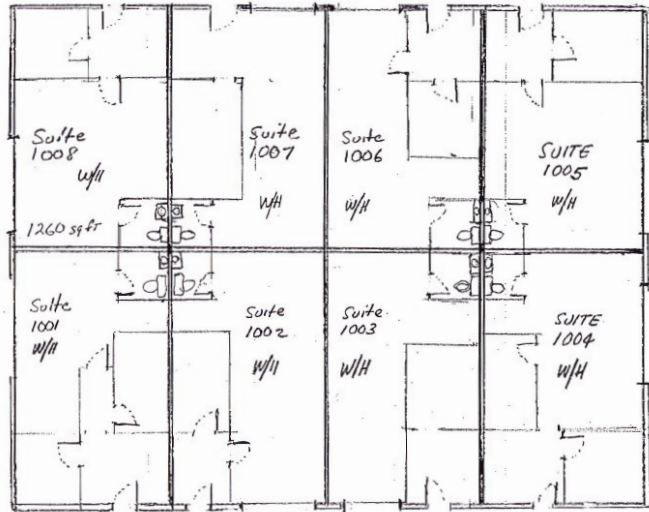
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Financial Highlights:

2025 Estimated Income: \$160,020

2025 Estimated Expenses: \$21,332

2024 Property Taxes: \$16,824 (\$2,103 per unit)



Demographic Highlights:

With close to a quarter million residents, the City of Scottsdale has always been forward thinking respecting their culture, preserving their environment, connecting with their community, and advancing innovation and prosperity. Scottsdale is a national and international tourist destination.

The Scottsdale Airpark is a regional center with hubs of commerce, aviation, tourism and recreation. Mixed use corridors, activity centers, and public spaces support the second largest employment center in Arizona with close to 50,000 jobs.

- ◆ Median age is 47.9
- ◆ 60% residents with Bachelor's Degree or higher
- ◆ 49.1% households earning more than \$100,000 per year



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