

OFFERING MEMORANDUM

# CHURCH OR SCHOOL CAMPUS FOR SALE

28181 N 56TH STREET • SCOTTSDALE, ARIZONA 85266

REDUCED PRICE

~~\$3,250,000~~

**\$2,995,000**



Exclusively offered by

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# Property HIGHLIGHTS

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*Shell Commercial* presents a  $\pm 7,717$  square foot church facility located on  $\pm 6.08$  acres in prestigious North Scottsdale with room for future expansion!



- Signalized intersection (Dynamite / N 56th St) with average exposure to  $\pm 9,775$  vehicles per day
- Full property access from each arterial; abundant parking with future expansion possibilities
- Convenient access to nearby Loop 101, Scottsdale Rd, and Cave Creek Rd
- Located in a prosperous residential area and close to dining, shopping and entertainment venues

## HIGHLIGHTS

- Reduced price: ~~\$3,250,000~~ \$2,995,000
- Owner-user opportunity
- $\pm 7,717$  sf church facility
- $\pm 6.08$  acres (Maricopa County Assessor)
- Attractive Tuscan-style architectural finishes; built in 2011
- R1-43 Zoning subject to ESL and F-O overlays
- Real estate tax-exempt for religious non-profit use
- APN 212-11-026B

## FLOOR PLAN

- $\pm 2,770$  SF multi-purpose/assembly center seats  $\pm 200$
- Spacious foyer/vestibule
- A/V booth, cry room
- Food prep room
- Reception
- Two (2) classrooms
- Pastor's office
- Meeting room
- Work space
- Nursery with separate restroom
- Storage rooms
- Mens and womens restrooms with multi-stalls
- Drinking fountain

# Property AERIAL OF EXISTING SITE PLAN & BUILDINGS

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# Property SITE PLAN (WITH CONCEPTUAL EXPANSION AREAS)

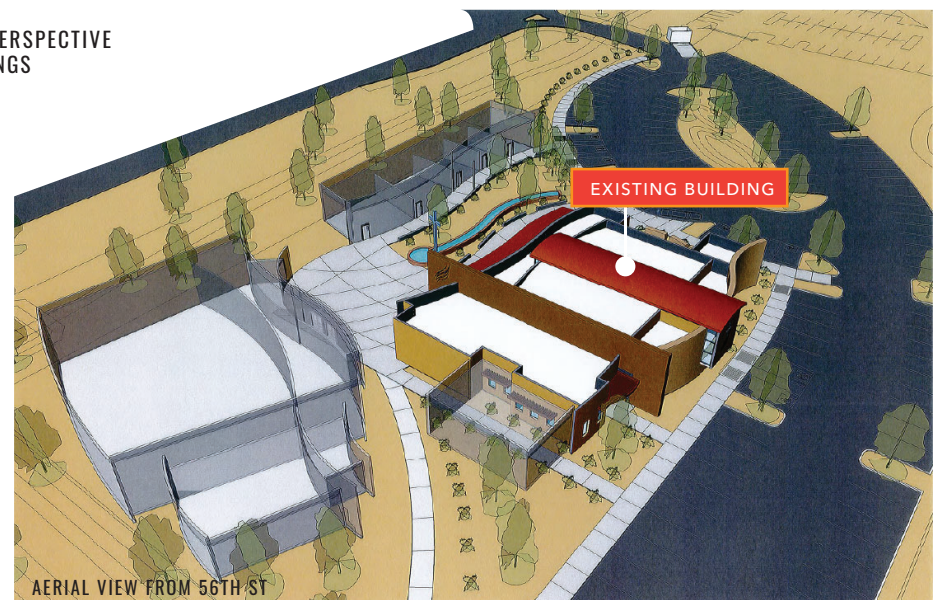
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*With* a current occupancy load estimated at 576 occupants, the property offers the possibility of future expansion, subject to meeting any and all zoning and zoning overlay requirements. Plans in place to potentially double the size of the facility to over 14,000 square feet!

In conjunction with future expansion, additional parking to the existing 115 spaces is a definite possibility!



CONCEPTUAL PERSPECTIVE DRAWINGS



NOT TO SCALE

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# Zoning INFORMATION

City of Scottsdale

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*In 2025*, Forbes ranked the city of Scottsdale among the top 15 safest cities in the United States! Forbes also named city of Scottsdale Arizona's top public employer based on workplace culture, professional development, benefits and compensation. With exceptional parks, public amenities and enriching venues, it's no wonder Scottsdale's population of approximately ±247,000 is steadily growing.

City of Scottsdale's planning, development, and zoning laws ensure uniformity and thoughtful integration into Scottsdale's unique natural surroundings, especially vital to 28181 N 56th Street and its surroundings.

The underlying zoning for the Property R1-43, subject to ESL and F-O zoning overlays. To summarize, the zonings not only assure environmental beauty and the natural state of desert surroundings, they protect the Owner-User's property value.

- R1-43: Designed to assure residential development "supports the city's growth while protecting its desert surroundings." In other words, R1-43 regulates density in order to maintain the natural beauty and aesthetic appeal of this Sonoran Desert Region.
- ESL (Environmentally Sensitive Lands): The ESL Overlay protects elements of nature such as prevention of soil erosion and preservation of plant life, both which are conducive to lowering the city heat.
- F-O (Foothills Overlay): F-O zoning ensures that those gorgeous desert views, the beauty of nature, and the rural environment remain safe and unobstructed.

In addition to its unique beauty and development standards, Scottsdale's growth in sports tourism, tournament play, its popular amenities, shopping and dining destinations all make 28181 N 56th Street a rare and attractive offering!

# Property LOCATION & DEMOGRAPHICS

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## 2025 DEMOGRAPHICS

3-MILE RADIUS OF SUBJECT PROPERTY

POPULATION  
28,389

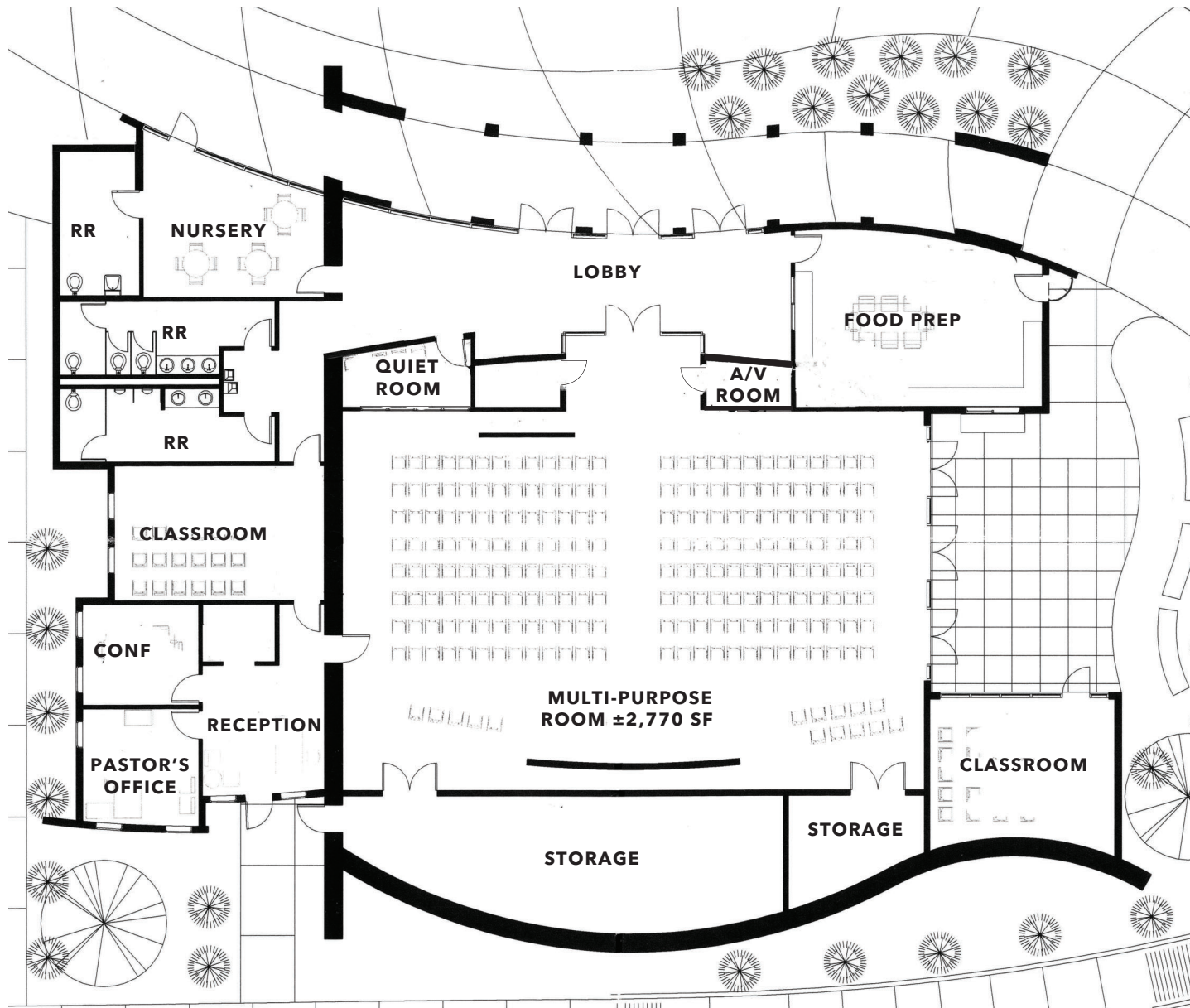
HOUSEHOLDS  
10,834

MEDIAN AGE  
49

MEDIAN HOUSEHOLD INCOME  
\$126,147

# Facility FLOOR PLAN

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Give us a call or email us for details or to schedule a tour!



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