

CLASS FIVE
REALTY 





FOR SALE OR LEASE

7,491 SF

BUILDING SIZE

40,032 SF

TOTAL LAND SF

\$2.2M

SALE PRICE

I-2

ZONED CITY OF TEMPE

**±7,491 SF Veterinary Clinic with Monument Signage
and located in an Opportunity Zone, Available for Sale
in Tempe, AZ**

1211 East Curry Rd., Tempe, AZ 85281



OPEN

Adoption Center
1234 Main Street
City, State, Zip

\$2.2M SALE PRICE

PROPERTY HIGHLIGHTS

- 1211 E Curry Road, Tempe, Arizona
- ±7,491 SF Building (per Maricopa County Assessor)
- 40,032 SF Land Area
- Built in 1966
- Masonry Construction
- Zoned I-2 (Maricopa County)
- Parcel # 132-18-005C
- 1.00/1,000 SF Parking Ratio
- Property is Located in an Opportunity Zone

**SUBJECT
PROPERTY**

E CURRY RD

N SCOTTSDALE RD

NORTHBEND APARTMENTS

600 UNIT MULTIFAMILY
HOUSING PROJECT



LOOP
202

HIGHLY-ACCESSIBLE LOCATION

The property is situated in a County Island, offering convenient access to both Loop 101 and Loop 202 Freeways. Its close proximity to South Scottsdale and Tempe presents a unique investment opportunity within an Opportunity Zone, making it an ideal candidate for future development. Opportunity Zones serve as an economic development initiative designed to encourage investment in economically challenged areas across the U.S. Their goal is to stimulate growth and job creation in underserved communities while offering tax advantages to investors. According to the 2040 General Plan, this property is designated for Medium to High Density Residential Apartments, with potential for up to 25 dwelling units per acre.



The property is surrounded by a thriving commercial area, offering an abundance of nearby businesses and amenities, ensuring high visibility and convenient access for both tenants and customers.

INVESTMENT HIGHLIGHTS

- Located on the County Island and has easy access to the Loop 101 and Loop 202 Freeways.
- 2040 General Plan has the property earmarked as medium to high density residential apartments (up to 25 dwelling units per acre).
- Nearby attractions include the Salt River, East Lakeside Park, as well as various fast food options.
- One of a kind freestanding building located on a 40,032 square foot lot making it easily accessible and recognizable.

EXECUTIVE SUMMARY

1211 E Curry Road is a unique opportunity to purchase a +7,491 SF veterinary clinic with monument signage. It is located in a high-density area surrounded by an abundance of single-family homes and neighborhoods allowing for easy access as well as high traffic and visibility. Additionally, there is a 600-unit multifamily project being built adjacent to the property. Quick access to South Scottsdale and the Tempe area make this unique Opportunity Zone investment a sure fit for future development.





PROPERTY FACTS

Sale Type	Owner User
Property Subtype	Veterinarian/Kennel
Building Class	C
Price	\$2,200,000
tenancy	Single
Building FAR	0.19
Opportunity Zone	Yes
Zoning	1-2 - Light Industrial
Parking	8 Spaces (1.07 Spaces per 1,000 SF Leased)
Frontage	100 FT on E. Curry
Property Type	Retail
Building Size	7,490 SF
Year Built	1966
Price Per SF	\$294
Building Height	1 Story
Land Acres	0.92 AC



This property is ideal for an industrial owner/user or someone looking to redevelop the property. Property is located in a county island but having a mailing address within the City of Tempe. Property is ideal for anyone looking to build their own building in a high barrier to entry submarket of north Tempe / South Scottsdale. As per the 2040 General Plan, this property is slated to be approved for Medium to High Density Residential (up to 25 dwelling units per acre). The adjacent property to the south has been annexed by the City of Tempe jurisdiction and zoning was changed to MU-4 (Mixed Use High Density) as per the City of Tempe. Owner / Seller is moving his Veterinary Clinic to a larger facility in the adjacent area, so does not have a need for the building. Seller plans to vacate the property in 4th quarter 2024 to relocate to new larger facility.

See Marketing Flyer with details.

Note - PLEASE DO NOT DISTURB TENANT - Per the Seller's request, please do not show up at property without a scheduled appointment with listing agent. Seller is currently operating his veterinary business within the property and does not want his employees talking to anyone nor disturbing his business operations.

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