

OFFICE CONDO FOR SALE
Aquila McDowell Mountain

9927 E. BELL RD. #120

Scottsdale, AZ 85260

PRESENTED BY:

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PROPERTY SUMMARY

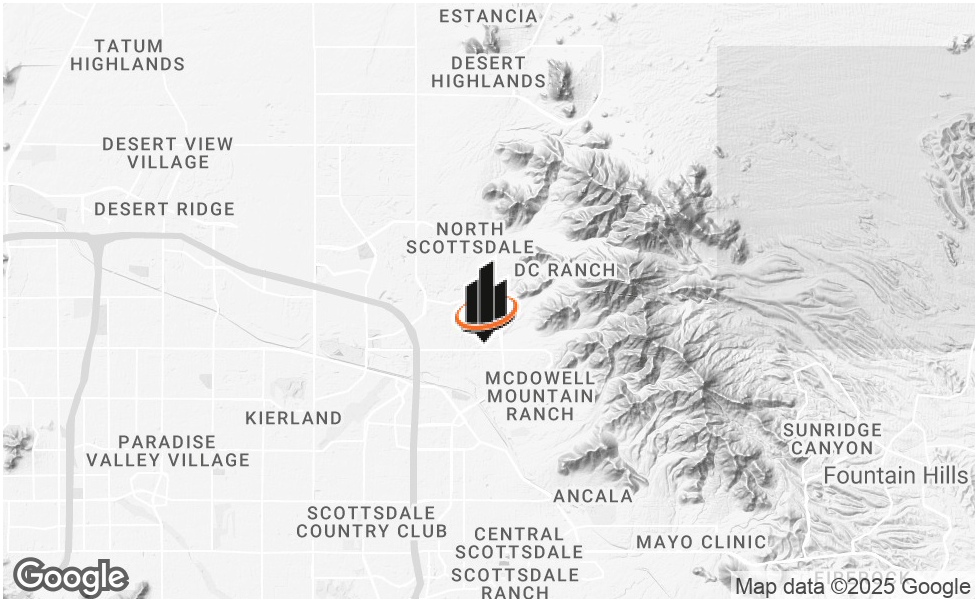
OFFERING SUMMARY

PRICE	\$640,000
UNIT SIZE	1,603 SF
PRICE PSF	\$400/SF
APN	217-73-431
YEAR BUILT	2005
PARKING	2 Covered Reserved
CAM FEES	\$374.70/MO
2024 TAXES	\$2,867.92
CO-BROKE FEE	2.5%

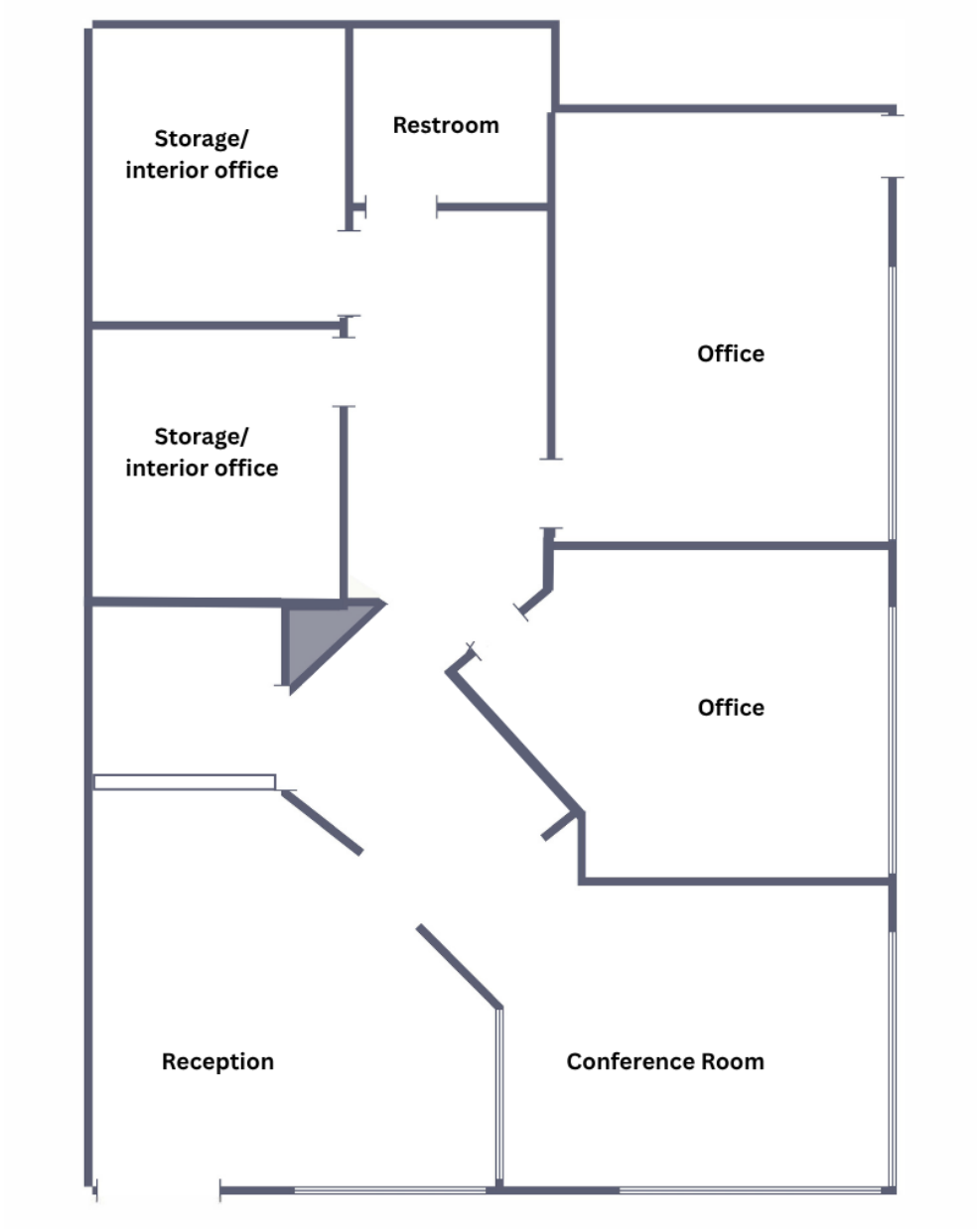


HIGHLIGHTS

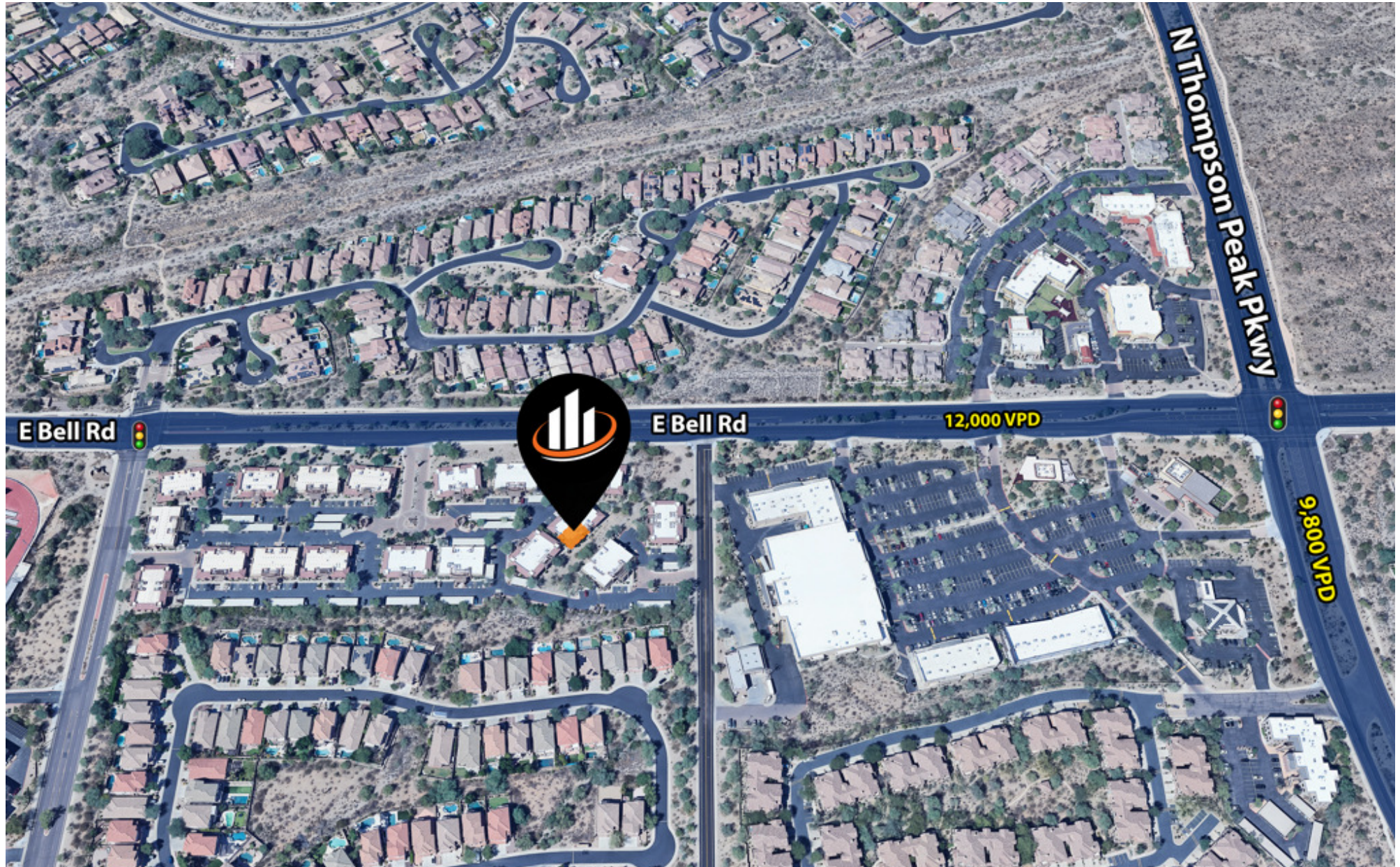
- Move-in ready office condo unit ideally situated for an owner occupant.
- Ideal general office layout with reception area, conference room, private offices and interior kitchen/breakroom/restrooms.
- There are 2 covered, reserved parking spaces exclusively designated to the unit.
- Located within the Aquila McDowell Mountain condominium association providing profession maintenance of common areas.
- Extremely well located in north Scottsdale with convenient access to the 101 Freeway.
- The surrounding community touts extremely desirable demographics with countless restaurant and retail amenities.



FLOORPLAN



PROPERTY AERIAL



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

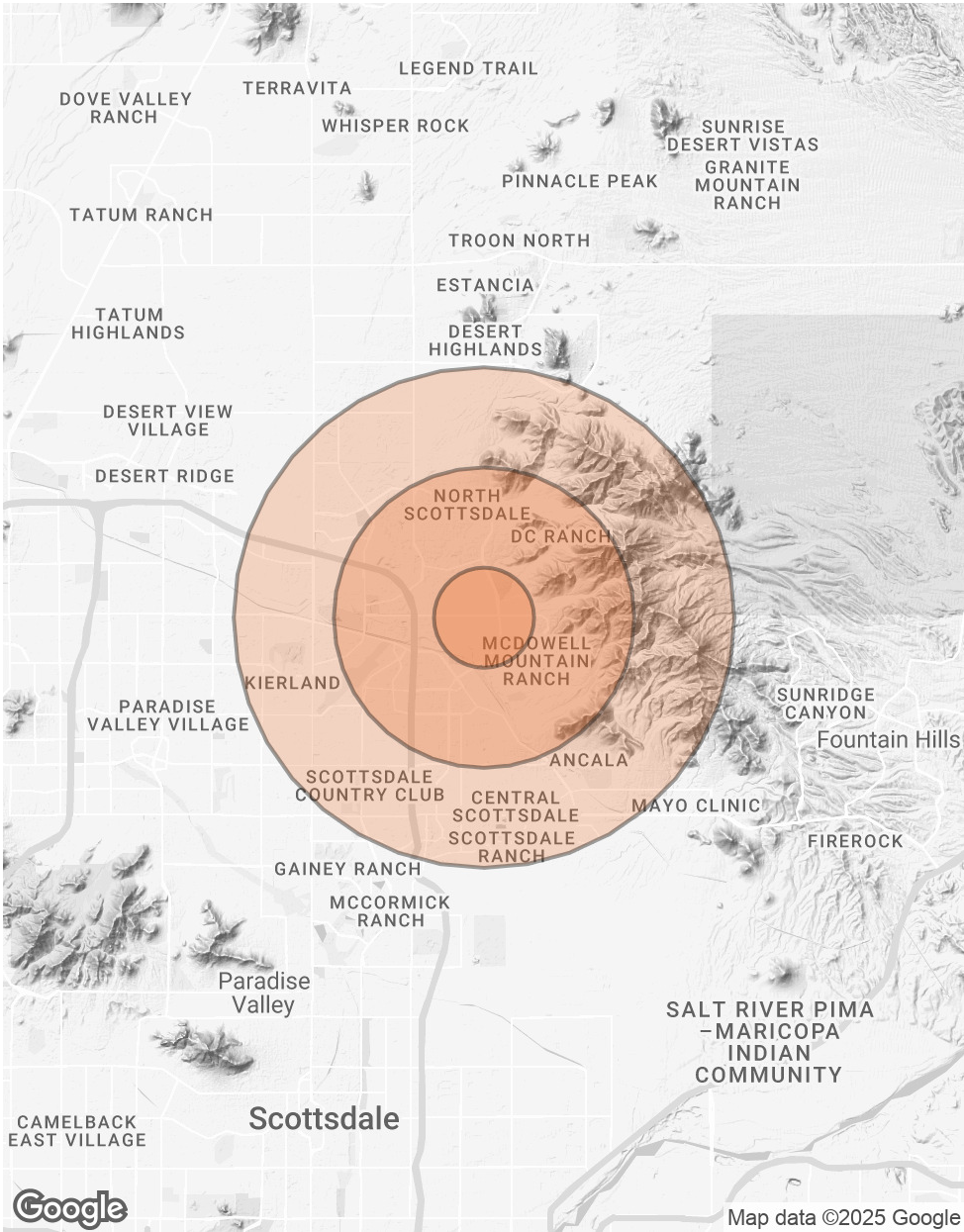
POPULATION1 MILE3 MILES5 MILES

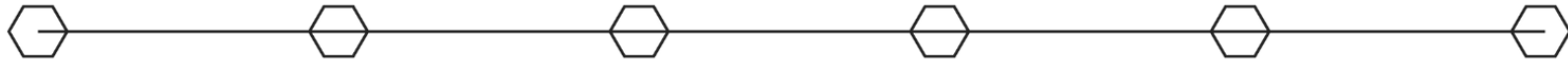
TOTAL POPULATION	7,557	50,010	121,478
AVERAGE AGE	41	45	47
AVERAGE AGE (MALE)	40	44	45
AVERAGE AGE (FEMALE)	42	46	47

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	3,064	22,364	55,616
# OF PERSONS PER HH	2.5	2.2	2.2
AVERAGE HH INCOME	\$218,972	\$180,171	\$174,988
AVERAGE HOUSE VALUE	\$998,795	\$917,197	\$900,719

Demographics data derived from AlphaMap





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