

OFFERING MEMORANDUM

LAND LIVE/WORK OPPORTUNITY

7431 E. 6TH AVENUE
SCOTTSDALE AZ
OLD TOWN SCOTTSDALE
ENTERTAINMENT DISTRICT



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THE OFFERING

The property offers plans for the development of a three-story live/work building, ideally situated near the premier Scottsdale intersection of Scottsdale Road and Camelback Road. It is located within close proximity to Arizona's most desirable shopping, dining, and entertainment destinations, offering unmatched access to the vibrant Downtown Scottsdale lifestyle. Additionally, the property lies within a designated Opportunity Zone, providing potential tax advantages for investors.

PROPERTY ADDRESS

7431 East 6th Avenue, Scottsdale, AZ 85251

SALES PRICE:

\$895,000

PROPOSED BUILDING:

Total Building Area: 4,307 SF
1st Floor Commercial: 1,274 SF
2nd Floor Commercial/Residential: 1,724 SF
3rd Floor Residential: 1,482 SF
3rd Floor Patio: 181 SF

PARCEL/APN:

173-40-078

ZONING:

D/OR-2

OPPORTUNITY ZONE:

Yes

