

# Cave Creek | Arizona 34755 N 51 street

Fully Sprinklered ±10,000 SF Shop with Residence | Ideal for Collectors & Storage Users



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COMMERCIAL DIVISION

PRICING: \$15,000 Monthly



Positioned on approximately 2.5 acres in the highly desirable Cave Creek / Carefree Highway corridor, this truly one-of-a-kind property offers an exceptional opportunity for automotive enthusiasts, hobbyists, collectors, contractors, or users seeking a high-quality private compound with both residential and industrial functionality.



The property features a beautifully maintained  $\pm 900$  square foot residential home paired with a fully sprinklered  $\pm 10,000$  square foot steel warehouse/shop building, creating a rare live/work environment in one of North Scottsdale's most scenic desert settings. Built in 2012, the improvements were designed with quality and functionality in mind, offering an ideal setup for vehicle storage, restoration, fabrication, recreational equipment, private collections, or a wide range of hobby and workshop uses.

## Property Highlights

- ±10,000 SF fully sprinklered warehouse/shop
- ±900 SF residential home
- 2 bedroom / 1 bathroom residence
- Situated on ±2.5 acres
- Built in 2012
- Two (2) oversized 14' roll-up doors
- ±18' clear height
- Wet sprinkler system
- Metal construction
- Ideal for car collectors, hobbyists, storage, workshop, or specialty users
- Expansive desert and mountain views
- Convenient access to Carefree Highway corridor amenities
- Rare live/work opportunity in Cave Creek
- Ample outdoor storage and maneuverability
- Private compound feel with excellent accessibility
- Zoned R-89

## Suggested Uses

- Car collection/storage facility
- RV or boat storage
- Fabrication or workshop use
- Luxury hobby garage
- Contractor storage
- Recreational equipment storage
- Specialty private warehouse compound
- Collector showroom
- Live/work desert retreat

## Transportation

- Phoenix Sky Harbor International Airport — Approximately 48 minutes / 31.2 miles

## Area Demographics

### 1-Mile Radius

- Population: 2,616
- Households: 1,096
- Median Household Income: \$114,385
- Median Age: 54.2

### 3-Mile Radius

- Population: 22,392
- Households: 9,328
- Median Household Income: \$129,974
- Median Age: 56.5



The warehouse building offers approximately 18-foot clear height along with two oversized 14-foot roll-up doors, providing excellent access for larger vehicles, trailers, RVs, boats, classic car collections, and equipment. The building is fully wet sprinklered, constructed with durable metal framing, and offers expansive open floor areas ideal for customization and operational flexibility.



The residence serves as a comfortable desert retreat featuring 2 bedrooms and 1 bathroom with tasteful finishes and direct proximity to the warehouse facility. The property's desert landscaping, mountain views, and wide-open surroundings create a unique private atmosphere while still remaining conveniently located near major commercial amenities, dining, retail, and services throughout the rapidly growing Carefree Highway trade area.

Located within reasonable proximity to Phoenix Sky Harbor International Airport (approximately 48 minutes / 31.2 miles), the property combines privacy, accessibility, and functionality in a manner rarely available within the Cave Creek marketplace.



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Surrounded by strong area demographics, the property benefits from affluent nearby communities with household incomes exceeding \$129,000 within a 3-mile radius and continued projected population and household growth through 2030.

This is an exceptional opportunity to lease a highly improved specialty asset offering residential comfort combined with a premium industrial-grade warehouse facility in one of Arizona's most desirable desert communities.



## Rare Cave Creek Live/Work Compound with ±10,000 SF Sprinklered Warehouse on 2.5 Acres

Don't miss this truly unique opportunity to lease a one-of-a-kind live/work property located at 34755 N 51st Street in Cave Creek, Arizona. Situated on approximately 2.5 acres with stunning views of the surrounding mountains, this exceptional property combines a nicely appointed ±900 square foot residential home with a fully sprinklered ±10,000 square foot warehouse/shop building, creating an ideal setup for car collectors, hobbyists, contractors, storage users, or anyone seeking a high-quality private compound in the highly desirable Carefree Highway corridor. Built in 2012, the residence features 2 bedrooms and 1 bathroom and serves as a comfortable desert retreat with direct access to the expansive warehouse facility. The metal constructed warehouse offers approximately 18-foot clear heights, two oversized 14-foot roll-up doors, and a full wet sprinkler system, providing outstanding functionality for vehicle storage, restoration projects, fabrication, recreational equipment, RVs, boats, luxury collections, or a wide range of specialty uses. The property offers excellent maneuverability, outdoor space, and a rare blend of residential comfort and industrial utility, all while maintaining a private desert atmosphere surrounded by natural beauty. Conveniently located near the many retail, dining, and commercial amenities throughout the Cave Creek and North Scottsdale area, the property also benefits from strong nearby demographics, including average household incomes exceeding \$129,000 within a 3-mile radius and continued projected growth through 2030. Phoenix Sky Harbor International Airport is approximately 48 minutes away, further enhancing accessibility. Zoned R-89, this rare offering provides an exceptional opportunity for users seeking a highly improved warehouse and residential combination in one of Arizona's most desirable desert communities.

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Bryan Lanza  
Director of Commercial, Licensed Associate  
Real Estate Broker  
M: 914.262.2598 O: 914.262.2598  
blanza@ciregroupcommercial.com  
www.CRECIRES.com



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Commercial Division

1133 Westchester Ave N-228, White Plains, NY 10605

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