



9151 E Bell Rd, Scottsdale

5,696 SF Professional Office Condominium - Owner User



eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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FOR SALE | Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	9,408 SF
Available SF:	5,696 SF
Annual Property Tax	\$10,756.00
Monthly CAMs	\$1,408.61
Price / SF:	\$368.68
Year Built:	2002
Renovated:	2019
Zoning:	I-1
Parking	3.51/1,000 SF

PROPERTY OVERVIEW

This meticulously maintained property is situated in an upscale industrial area in Scottsdale, Arizona, offering unparalleled access to key local attractions and amenities. Located just down the street from the Ice Den, WestWorld, Scottsdale Airport, and the Waste Management Phoenix Open, the site is surrounded by vibrant shopping and dining options. Strategically positioned at the intersection of Bell Road and 91st Street, the property boasts high visibility and accessibility. It is less than half a mile from State Route 101, providing seamless connectivity to the entire Phoenix metropolitan area. The proactive Association ensures the integrity of the property through ongoing maintenance and enhancements. Recent upgrades include the installation of LED exterior lighting, which has reduced annual energy costs by 80% while improving nighttime visibility. Additionally, the property received comprehensive roof and parking area recoating in 2023, ensuring longevity and aesthetic appeal.

PROPERTY HIGHLIGHTS

- Fantastic Location
- All HVAC Units Replaced in Nov of 2015
- Parking Ratio 3.51/1,000 SF
- Spacious Design
- Well Maintained Property
- Roofs and Parking Lots Recoated in 2023

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FOR SALE | Property Description

LOCATION DESCRIPTION

This 5,696-square-foot commercial office space offers a prime opportunity in the heart of North Scottsdale. Situated just east of Scottsdale Airport, it features an open floor plan that allows for flexible design to suit your business's unique needs. Recent upgrades include air conditioning units installed in November 2015, ensure a comfortable and efficient workspace for your team.

The exterior reflects meticulous care, with its modern appeal and well-maintained surroundings creating a lasting impression for clients and visitors alike. The property's enviable location provides easy access to major Scottsdale attractions, including The Phoenix Open, Barrett-Jackson, and the Ice Den. Its proximity to arterial highways, public transportation, and an array of nearby restaurants and shops adds to its appeal as a hub for business growth.

With the current tenant, a martial arts studio, set to relocate after the close of escrow, this space is ready to accommodate your vision. Don't miss this exceptional opportunity to establish your business in one of Scottsdale's most desirable areas. Contact us today to arrange a tour and explore the potential of this outstanding property!

Nearby Amenities and Attractions:

- 1. Scottsdale Airport:** The property is minutes from one of the busiest corporate jet facilities in the U.S., making it ideal for businesses catering to executives and high-net-worth clients.
- 2. WestWorld of Scottsdale:** Known for hosting premier events such as the Barrett-Jackson Auto Auction and equestrian shows, WestWorld attracts affluent visitors from around the globe.
- 3. Waste Management Phoenix Open:** Held at TPC Scottsdale, this "Greatest Show on Grass" draws thousands of spectators annually, creating a bustling environment in the area.
- 4. Ice Den Scottsdale:** A hub for sports and recreation, it is home to professional hockey training and youth leagues, appealing to active families and sports enthusiasts.

Accessibility:

- 1. State Route 101 Proximity:** Immediate access to SR-101 provides seamless connectivity to downtown Scottsdale, Phoenix Sky Harbor Airport, and neighboring cities such as Tempe, Mesa, and Chandler.
- 2. High Visibility:** The property's location on Bell Rd and 91st St ensures excellent exposure to both local and commuter traffic.

Demographic Appeal:

- 1. Affluent Neighborhood:** North Scottsdale is renowned for its upscale demographics, with high median incomes and a population that values quality services and premium locations.
- 2. Thriving Business Community:** The area is home to a mix of established enterprises and innovative startups, creating a dynamic environment for networking and collaboration.

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FOR SALE | Complete Highlights



PROPERTY HIGHLIGHTS

- **Spacious Design:** 5,696 SF of flexible, open floor space adaptable to various business needs.
- **Prime Location:** Situate in North Scottsdale, just minutes from Scottsdale Airport.
- **High Visibility:** Positioned at the intersection of Bell Rd and 91st St, providing excellent exposure to local traffic.
- **Association-Maintained:** Roof, Exterior, and Common Areas managed by a proactive association.
- **Modern HVAC System:** All HVAC Units Replaced in Nov of 2015
- **Ample Parking:** 3.51/1,000 SF
- **Easy Freeway Access:** Less than half a mile from State Route 101, connecting to the Phoenix metro area.
- **High-Income Demographics:** Positioned in an area with a strong economic base and affluent residents, boosting business potential.
- **Nearby Amenities:** Close to restaurants, shopping centers, and entertainment hubs like Kierland Commons and Scottsdale Quarter.
- **Recent Maintenance:** Parking lots and roofs recoated in 2023.

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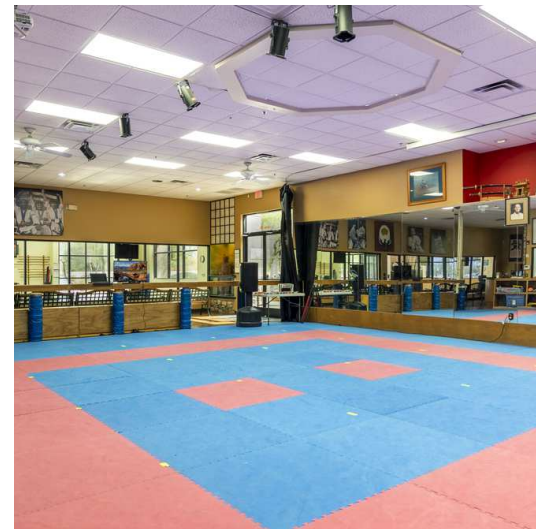
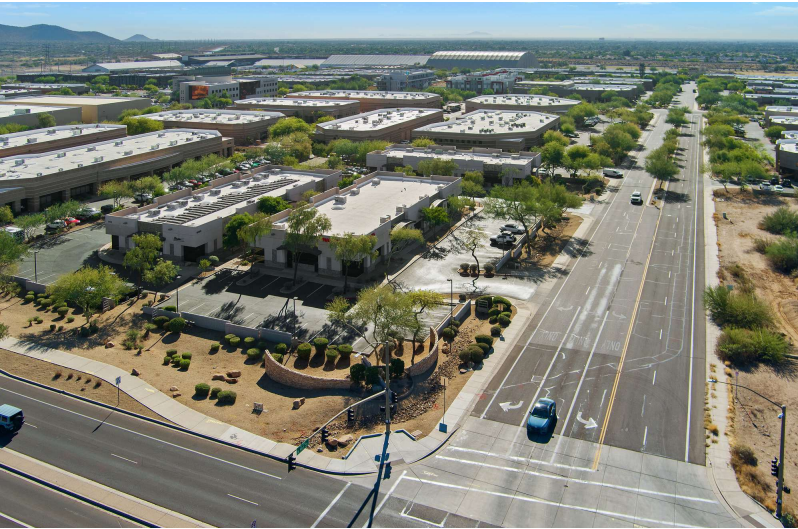
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FOR SALE | Additional Photos



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FOR SALE | Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

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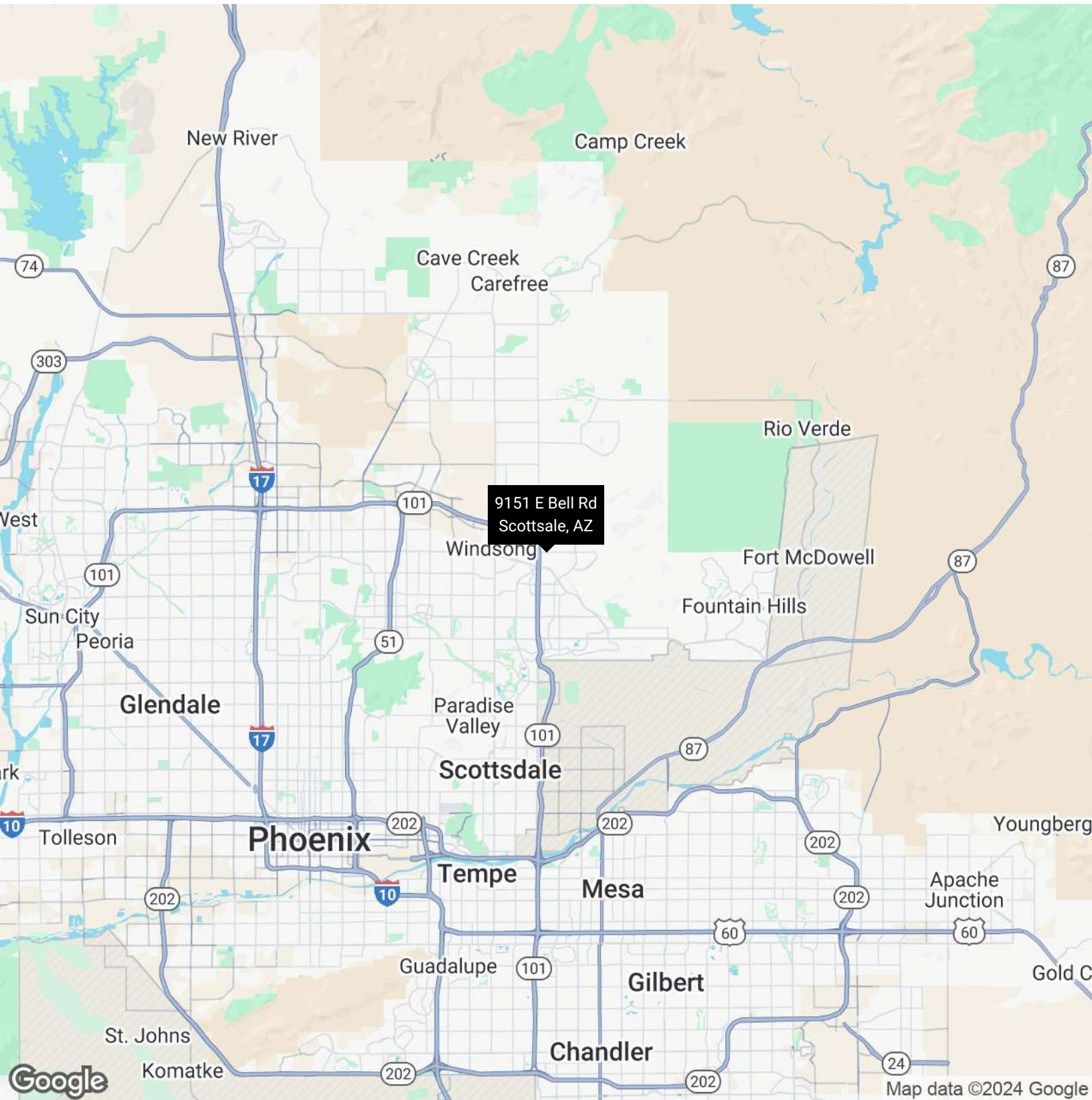
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FOR SALE | Regional Map



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FOR SALE | Retailer Map



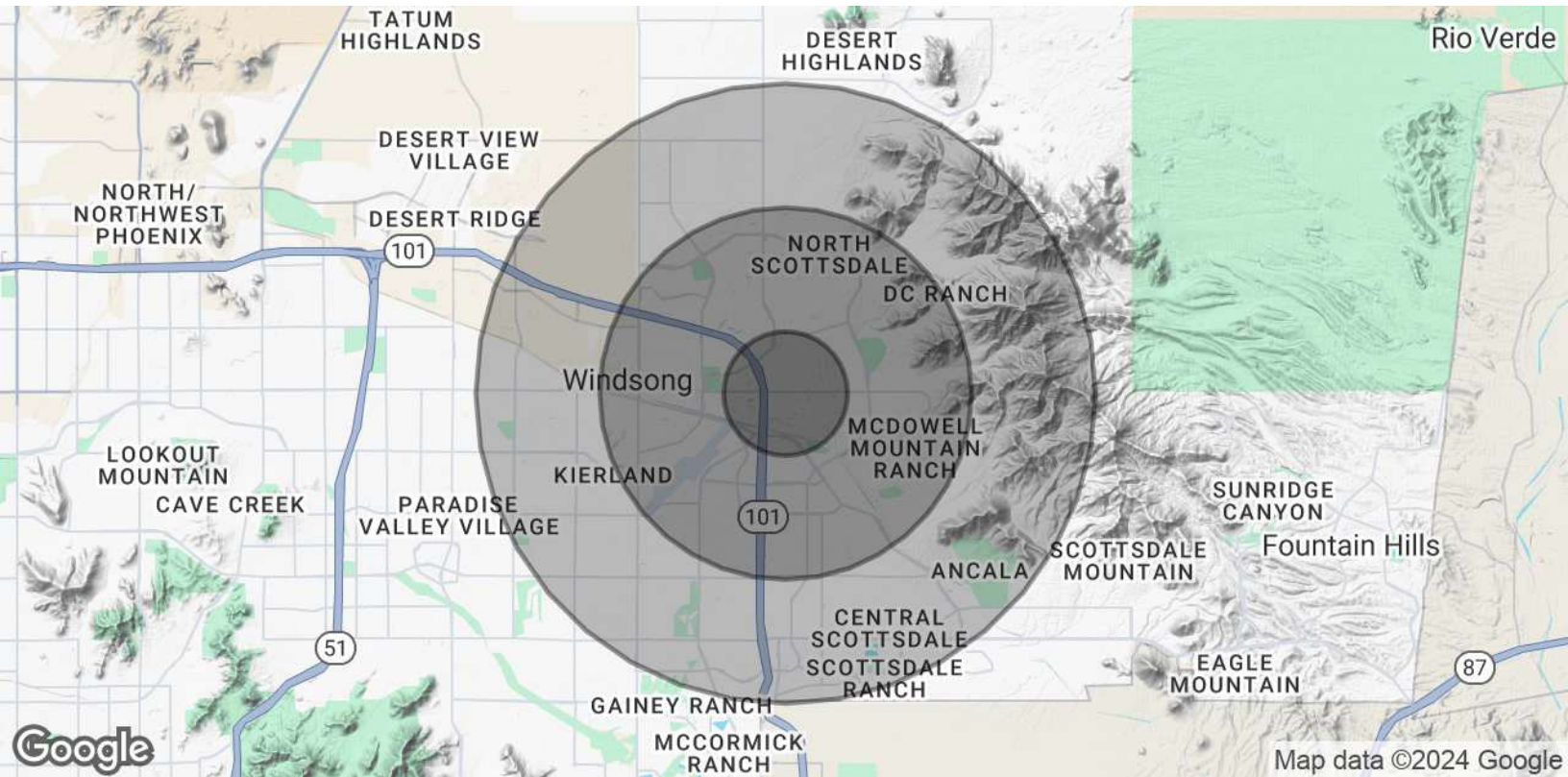
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FOR SALE | Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,584	49,669	124,757
Average Age	37.8	40.6	42.9
Average Age (Male)	36.9	39.4	41.9
Average Age (Female)	37.9	41.2	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,923	22,722	55,542
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$116,750	\$117,037	\$117,806
Average House Value	\$575,369	\$580,822	\$575,494

2020 American Community Survey (ACS)

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