

FLEX CONDO FOR SALE

7689 E Paradise Ln #4

SCOTTSDALE, AZ 85260

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

| | |
|----------------------|--|
| SALE PRICE | \$856,000 |
| PRICE PER SF | \$394.83 |
| BUILDING SIZE | 2,168 SF *Bonus storage space not included in SF* |
| APN | 215-47-141 |
| BUILDOUT | 100% Office |
| HVAC | Full AC'd |
| CAM FEES | \$474/mo |
| ZONING | I-1 |
| CLEAR HEIGHT | 15' |
| PARKING | 3 covered spaces |
| DRIVE-INS | 1 tot/ 10'w x 12'h |
| YEAR BUILT | 2000 |
| 2024 TAXES | \$4,325.54 |



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PROPERTY DESCRIPTION



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Introducing a prime investment opportunity in the heart of Scottsdale, AZ. This 2,168 SF building at 7689 E Paradise Ln #4, currently built as 100% office, offers a compelling space for prospective office/flex building investors/users with a floorplan that allows ownership to maintain its current build or add warehouse space. With a strategic location in Scottsdale, this property provides an ideal canvas for office/flex users looking for business, personal storage space, or investment opportunities. The generous square footage presents a versatile canvas for customization, while the sought-after Scottsdale address promises visibility and accessibility for potential tenants. This property stands as a promising prospect for investors seeking a foothold in the thriving Scottsdale commercial real estate market.

LOCATION DESCRIPTION

Located in the heart of Scottsdale, the area around 7689 E Paradise Ln offers a dynamic mix of cultural, recreational, and business attractions. Enjoy a vibrant culinary scene, upscale shopping, world-class golf courses, and the Scottsdale Airpark just minutes away. Explore the area's renowned art galleries and museums, or unwind in the stunning desert landscapes of nearby parks and hiking trails. For the business-minded investor, the proximity to major corporate headquarters and thriving commercial districts presents an enticing opportunity for growth and success. With its prime location and rich amenities, the area surrounding 7689 E Paradise Ln is a compelling choice for potential Office/Flex business owners/investors.

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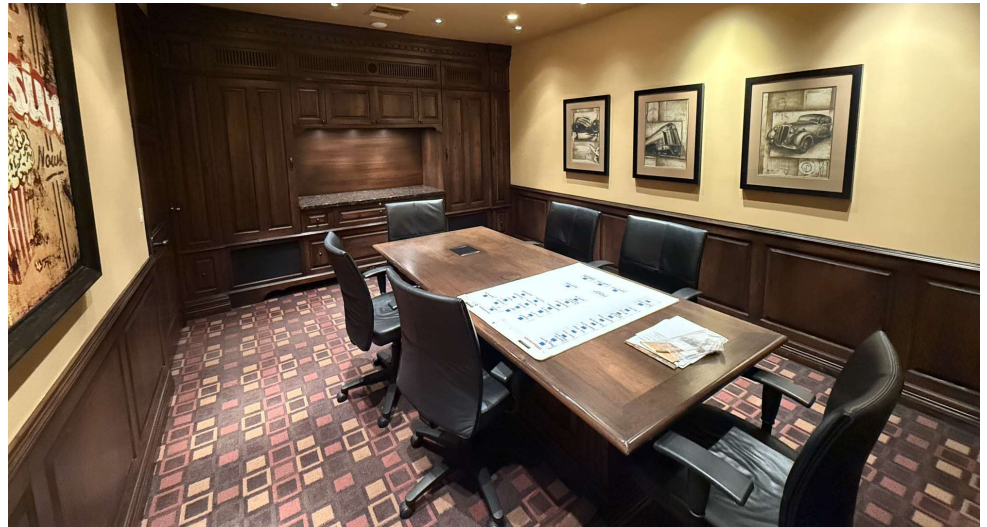
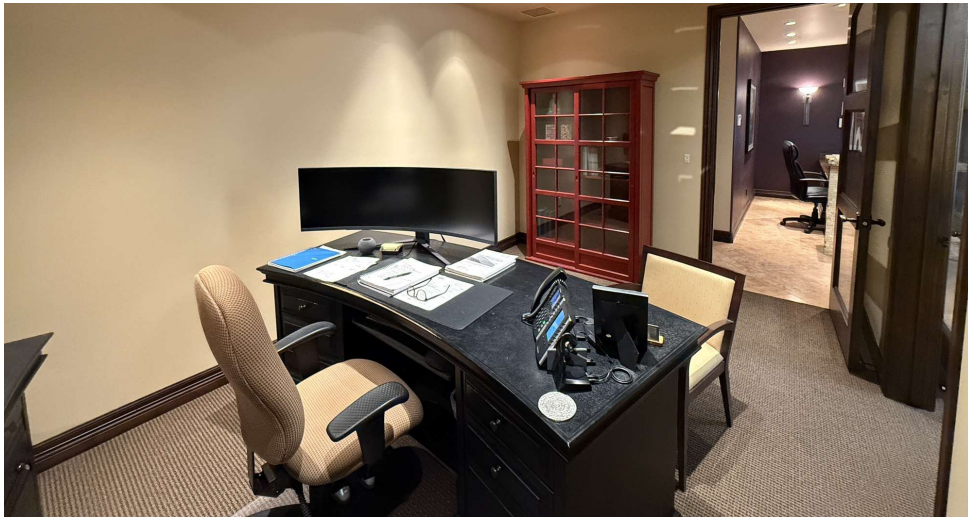
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ADDITIONAL PHOTOS



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FLOORPLAN



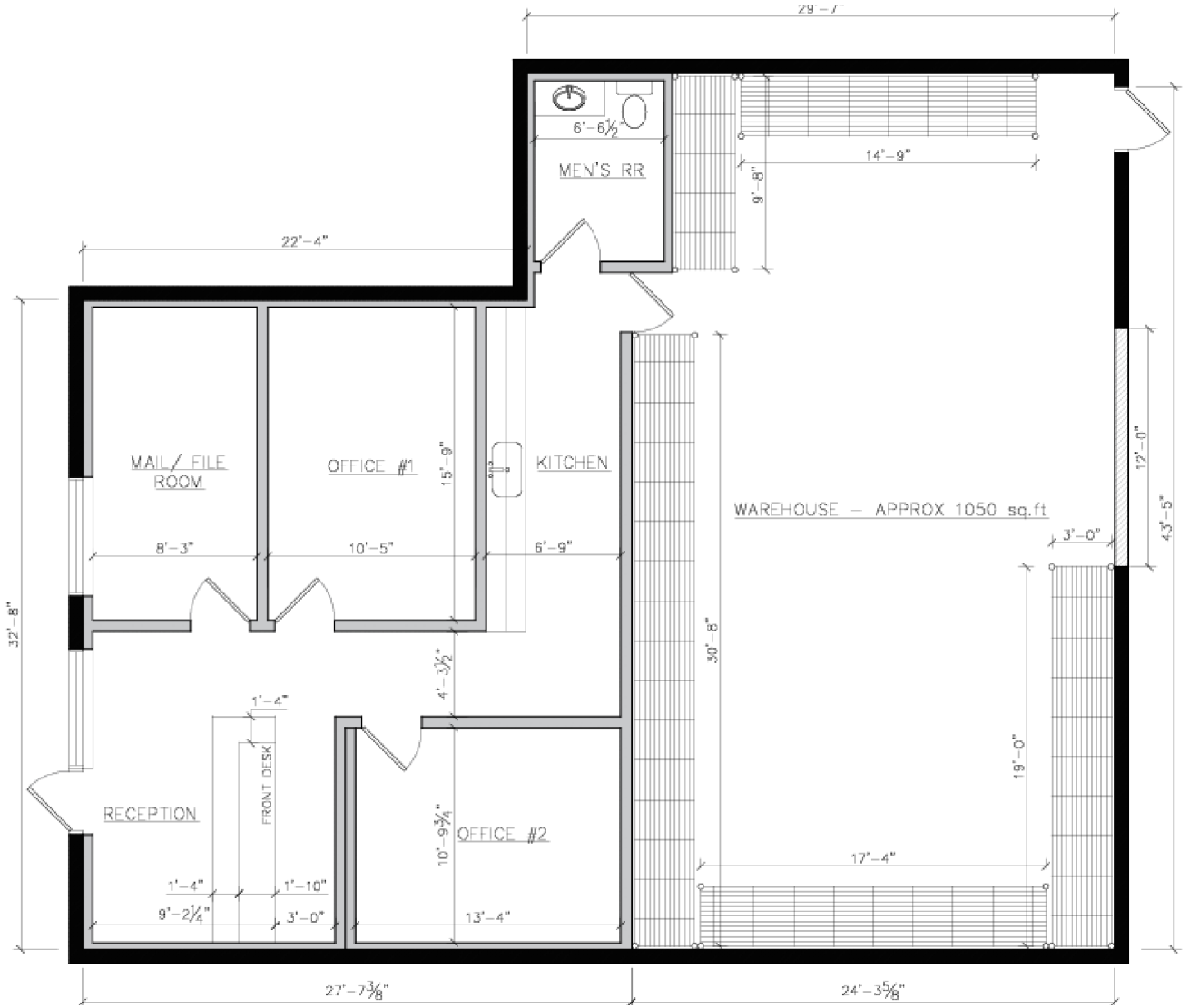
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ALTERNATIVE FLOORPLAN



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

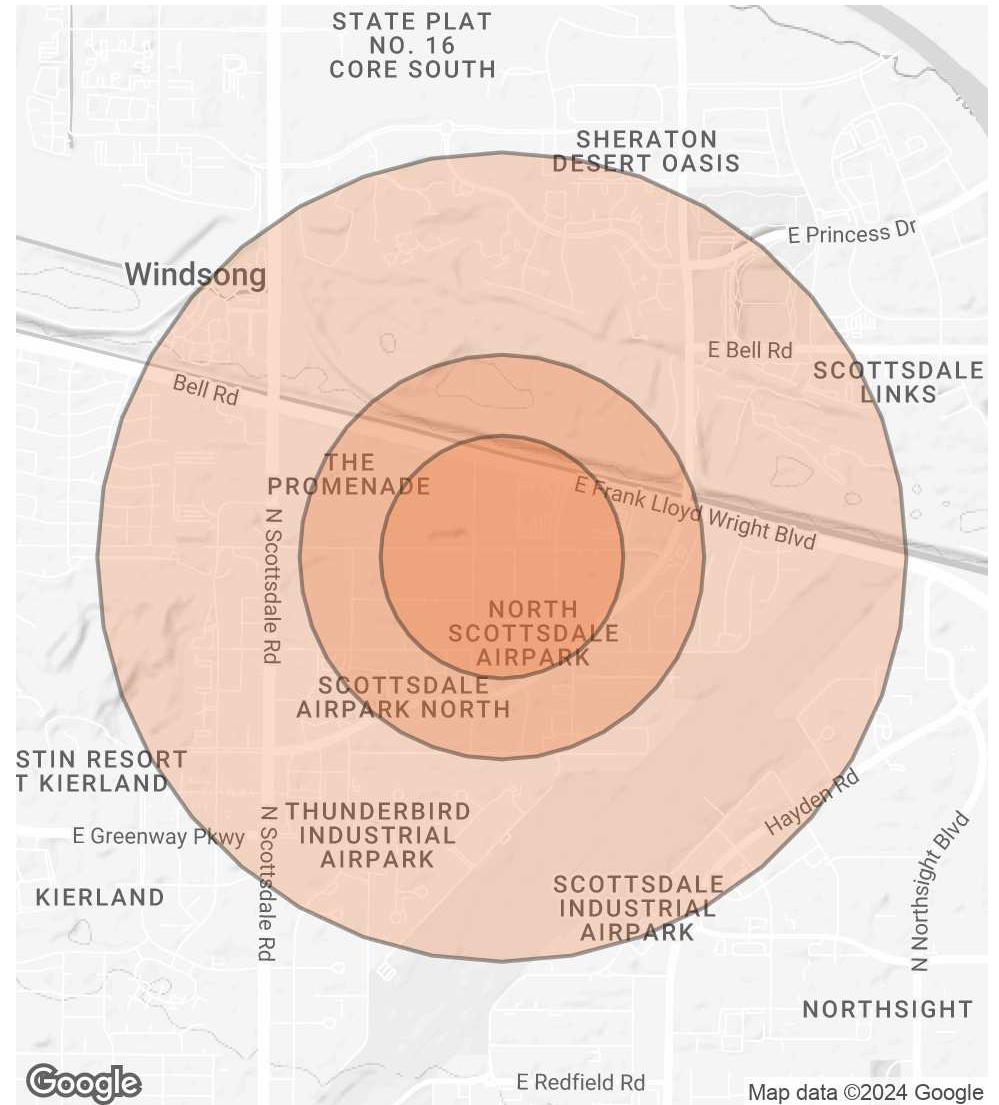
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 44 | 508 | 5,474 |
| AVERAGE AGE | 43 | 43 | 47 |
| AVERAGE AGE (MALE) | 43 | 43 | 46 |
| AVERAGE AGE (FEMALE) | 44 | 44 | 49 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 21 | 242 | 2,917 |
| # OF PERSONS PER HH | 2.1 | 2.1 | 1.9 |
| AVERAGE HH INCOME | \$212,304 | \$211,740 | \$151,322 |
| AVERAGE HOUSE VALUE | \$950,427 | \$950,113 | \$894,176 |

* Demographic data derived from 2020 ACS - US Census



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