

SCOTTSDALE AIRPARK

TOY BARN LUXURY GARAGE STORAGE FOR SALE

7317 E HELM DRIVE | UNITS A115/A120 | SCOTTSDALE ARIZONA 85260

±2,400 SF



FOR MORE INFORMATION CONTACT:



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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

FEATURES

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PURCHASE PRICE: \$1,800,000 (\$750/SF)

GARAGE UNIT FEATURES:

- $\pm 2,400$ sf – Two (2) units combined as one large unit
- 100% Fully air-conditioned – individual electric meter
- Two (2) 16'x14' electric heavy-duty rollup doors
- Two (2) standard entry/exit doors
- $\pm 18'$ clear interior ceiling height
- Two (2) utility sinks
- LED lighting
- Insulated walls and ceiling
- 120V receptacles throughout
- *Tenant in place thru 3/31/27 with options. Tenant has indicated the possibility of vacating early. Call to discuss details.*

TOY BARN AMENITIES:

- 24/7 access secure gated community with video surveillance
- Large driving aisles for easy access into units
- Luxurious members-only clubhouse featuring a full kitchen, lounge area, tables, chairs, big screen TV, common restrooms, & conference room for meetings and events
- Quality controlled CC&Rs

YEAR BUILT: 2023
PARCELS: 215-56-476, 215-56-477
2025 HOA: \$3,840.00/Annual (combined units)
2025 TAXES: \$5,403.16 (combined parcels)
ZONING: I-1, Light Industrial, City of Scottsdale



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PHOTOS

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CLUBHOUSE PHOTOS

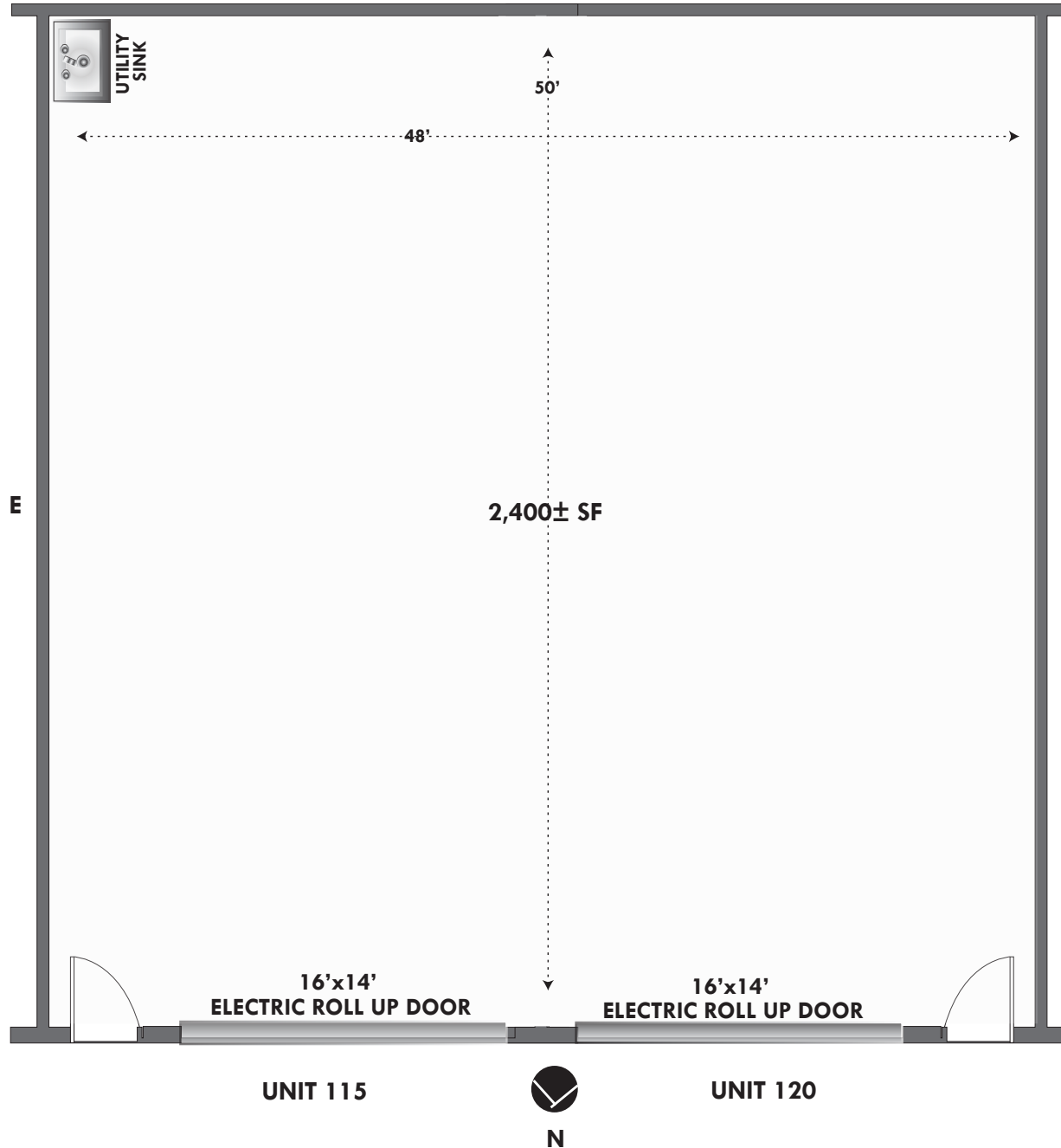
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FLOOR PLAN

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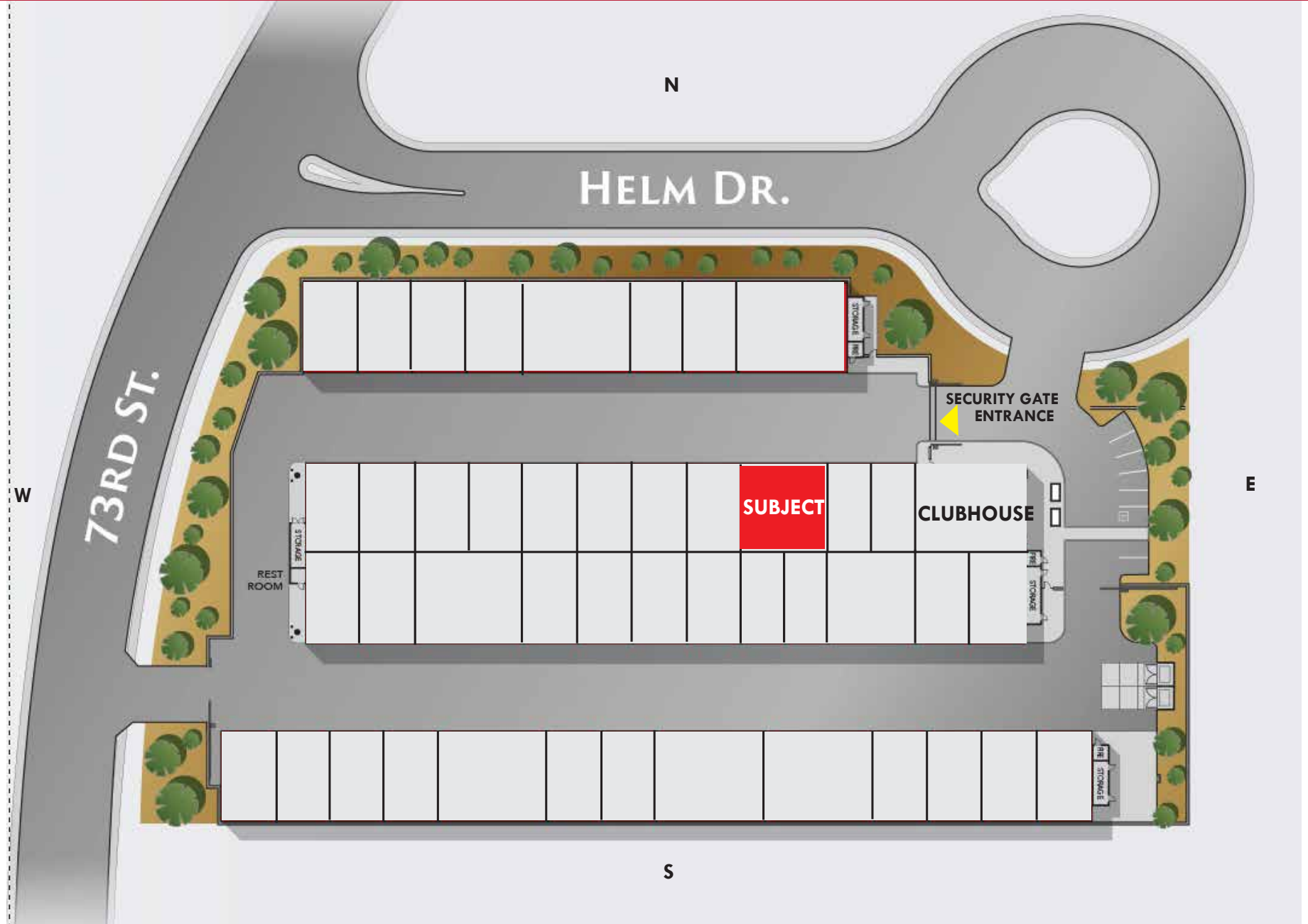


NOT TO SCALE

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SITE PLAN

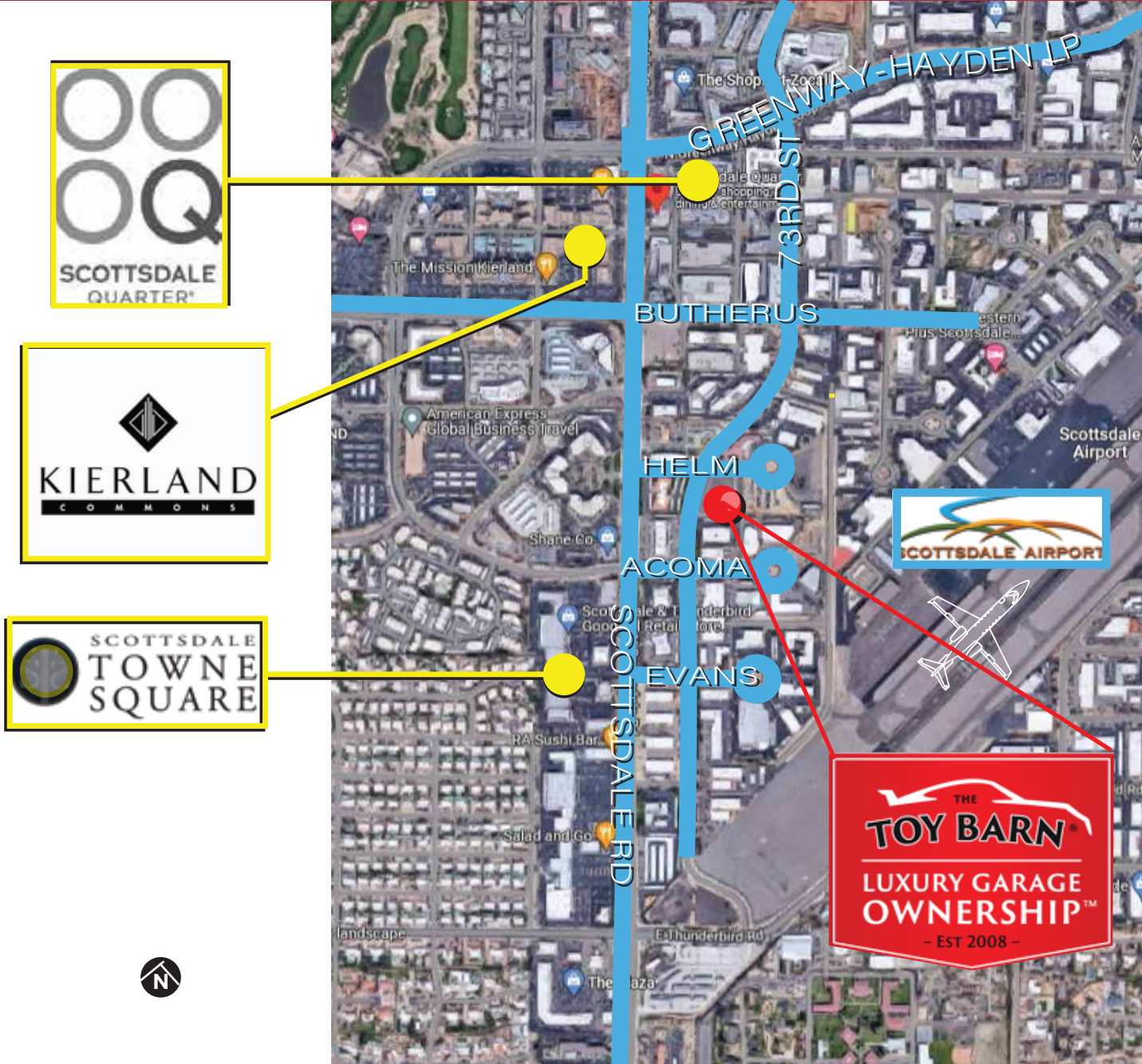
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LOCATION MAP

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