


# Owner/User Investment Opportunity

## With Cash Flow in Place

7600 E Camelback Rd,
Scottsdale, AZ 85251

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## 7600 E Camelback Rd, Scottsdale, AZ 85251

## Executive Summary








### OFFERING SUMMARY

| | |
|---|---|
| Sales Price: | $360.00 PSF |
| Building A: 2,115 SF | $761,400.00 |
| Building B: 2,965 SF | $1,067,400.00 |
| Lease Price: | $23.50 PSF NNN |
| Bldg. A, Suite 9: | 1,182 SF Dental |
| Bldg. B, Suite 7: | 1,820 SF Medical |
| NNN Expenses: | Approx. $8.00 PSF |
| Year Built: | 1972 |
| Zoning: | R-5 |
| APN: | 173-30-573 & 173-30-576 |

### PROPERTY OVERVIEW

Owner/User Opportunity with Cash Flow in Place, also a Great Investment Opportunity.

### PROPERTY HIGHLIGHTS

- Built Out Medical/Dental Suites For Sale/Lease
- Owner/User Opportunity
- Rental Income in Place: $100,690.20 NOI
- Vacant Suites: Former Dental Office
- Plastic Surgery Spaces: AAAHC Certified - Available 10/1/2019
- Camelback Rd. Signage
- High Volume of Traffic
- Recently Remodeled Suites
- Covered parking Available
- Local amenities include Downtown Scottsdale, Scottsdale Fashion Square, Large National Retailers, Dozens of Restaurants, Local and National Businesses, Mercedes, Tesla, The W, and more!

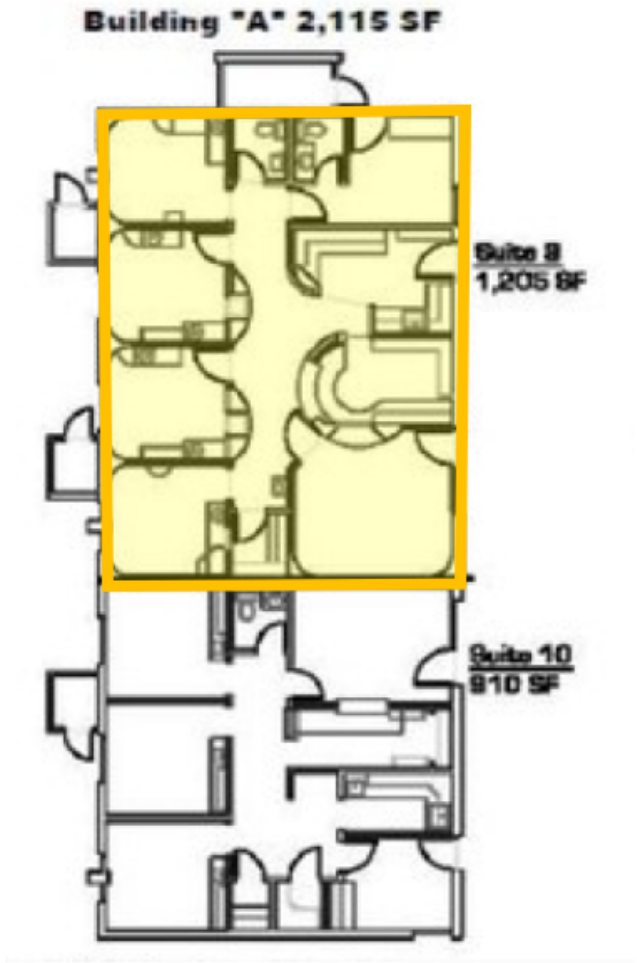
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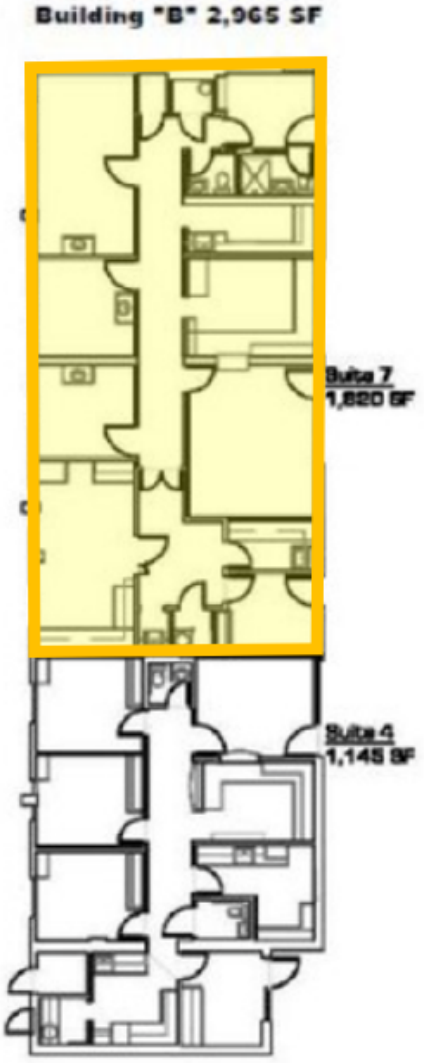
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## Floor Plans





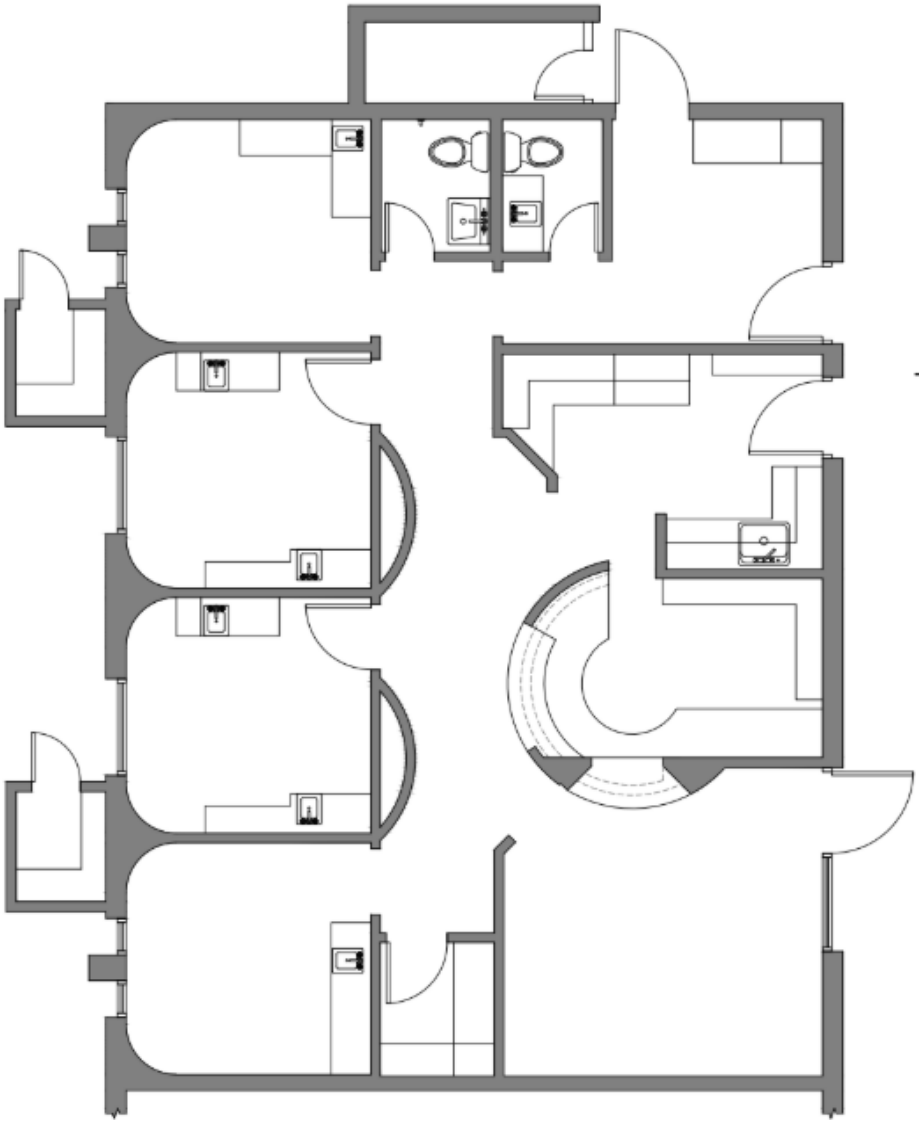

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## Floor Plan: Bldg. A, Suite 9 (1,182 SF)





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## Additional Photos











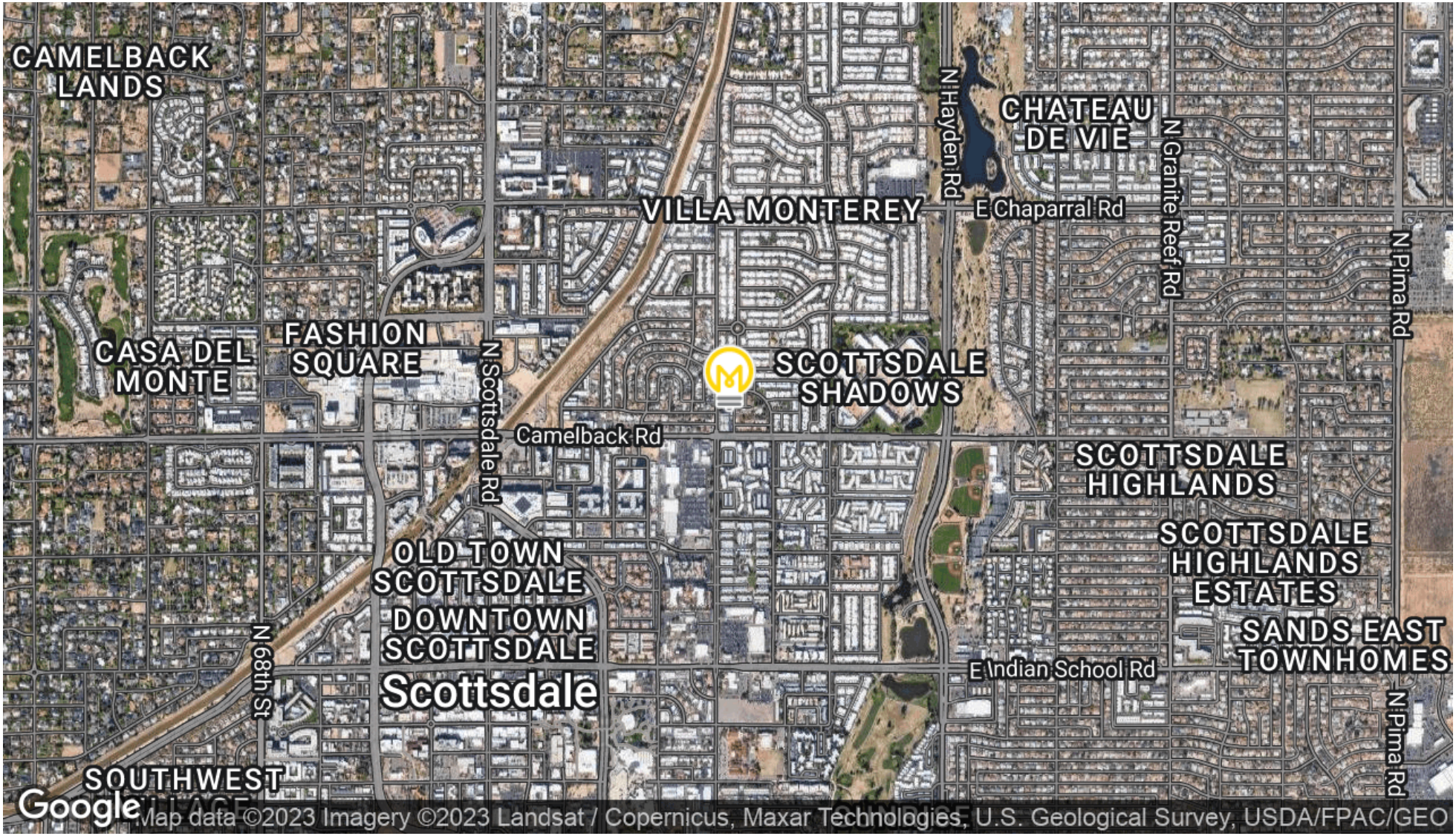
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## Aerial Map






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