

# FOR SALE OR LEASE

## 20,000± SQ. FT. C-4 ZONED SHOWROOM SPACE

Scottsdale Airpark

### \$4,950,000

*Reduced!*

ASKING PRICE:

~~\$5,500,000~~

LEASE RATE:

**\$1.75/SF (NNN)**

**\$25/SF  
TENANT  
IMPROVEMENT  
ALLOWANCE**

14950 N 83rd Place | Scottsdale, Arizona

Rare C-4 Zoning - Allowing for Most Retail and Automotive Uses

'SHELL' CONDITION 'AS IS'

Presented by



**Randy Shell**

Designated Broker

C 480.694.4100

randy@shellcommercial.com

**Shell Commercial Investment Real Estate**

16410 N 91st Street | Suite 112

Scottsdale, Arizona 85260

O 480.443.3992 F 480.443.3680

[www.shellcommercial.com](http://www.shellcommercial.com)



**S H E L L**

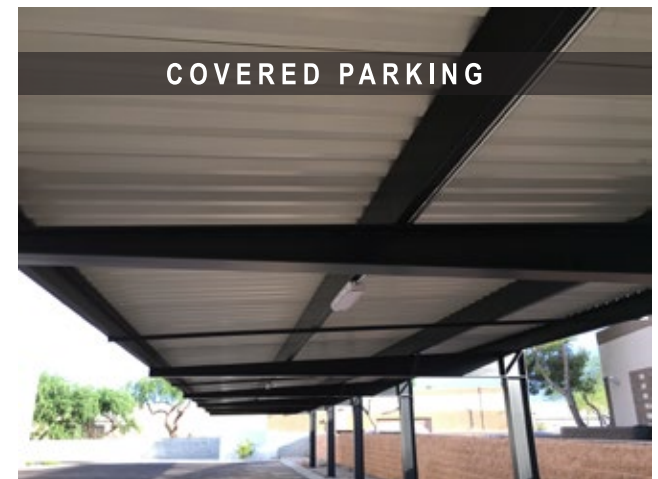
*Commercial Investment Real Estate*

**480.443.3992**

14950 N 83rd Place | Scottsdale, Arizona



- *Prime Scottsdale Airpark location*
- *Convenient accessibility to Loop 101 Fwy*
- *Within close proximity to nearby restaurants and shopping*
- *Rare C-4 zoning allowing for most retail and automotive uses*

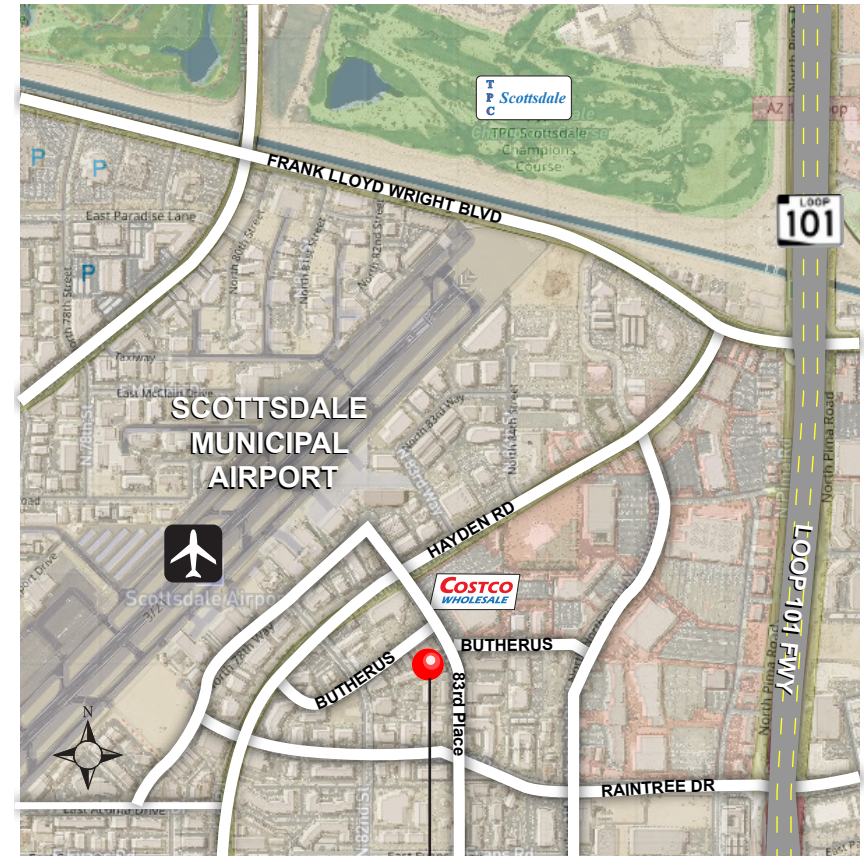


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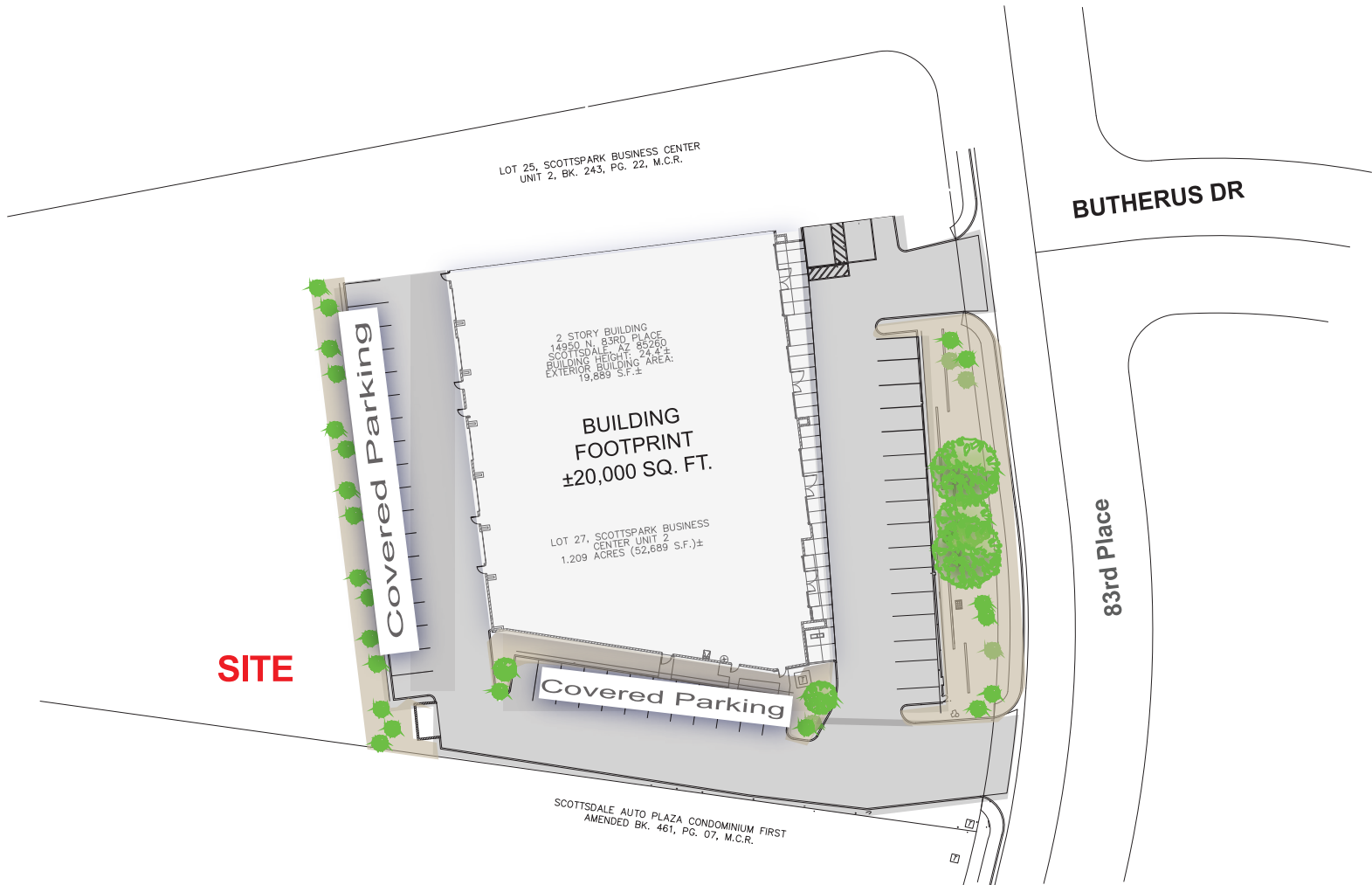
## FEATURES

- C-4 zoning for auto uses and most retail
- Exterior renovation features
  - Complete new front with contemporary materials/finishes
  - Brand new asphalt parking lot
  - Tasteful landscaping
  - Clean and modern
- Interior in 'shell' condition, allowing for build-to-suit interior
- New 1,600 amp, 120/208V SES service panel
- Five (5) new insulated electric 12'x14' overhead garage doors
- ±1.20 acre lot
- Fenced yard possibilities!
- 48 parking spaces, of which 22 are covered
- Rare opportunity!



**SUBJECT  
PROPERTY**

14950 N 83rd Place | Scottsdale, Arizona



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.