

OWNER/USER OPPORTUNITY | MCDOWELL MTN BUSINESS PARK

FOR SALE

10,000± SF

FREESTANDING SINGLE-STORY FLEX BUILDING

**BRAND
NEW
ROOF!**



16601 N 90TH STREET | SCOTTSDALE, AZ 85260

C-2 CENTRAL BUSINESS ZONING, CITY OF SCOTTSDALE

EXCLUSIVELY OFFERED BY



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SHELL

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PROPERTY INFORMATION

PRICE REDUCED!!!

PRICE: ~~\$3,900,000.00~~ **\$3,795,000.00 (\$379±/sf)**

SIZE: 10,000± sf freestanding single-story flex building

LAND: 35,502± sf (.82± acre)

FEATURES: • **Brand new roof with warranty & two (2) new HVAC units!**

- Light bright reception area
- Multiple exam and procedure rooms with sinks
- Multiple private offices
- Large classroom / flex space
- Large break / kitchen space
- Four (4) private restrooms
- Sound booth
- LGE built
- Two (2) entry points allowing for a multi-tenant user
- Historically has operated as a medical use, but the space could be opened up for more of a storage user by adding a rollup door (original to the building but removed).
- Right off the Loop 101 and Bell Road for easy access!
- Adjacent to the new MACK INNOVATION PARK, North Scottsdale's ±125-acre high-end mixed-use business park

PARKING: 27± parking spaces including four (4) covered stalls

YEAR BUILT: 2003

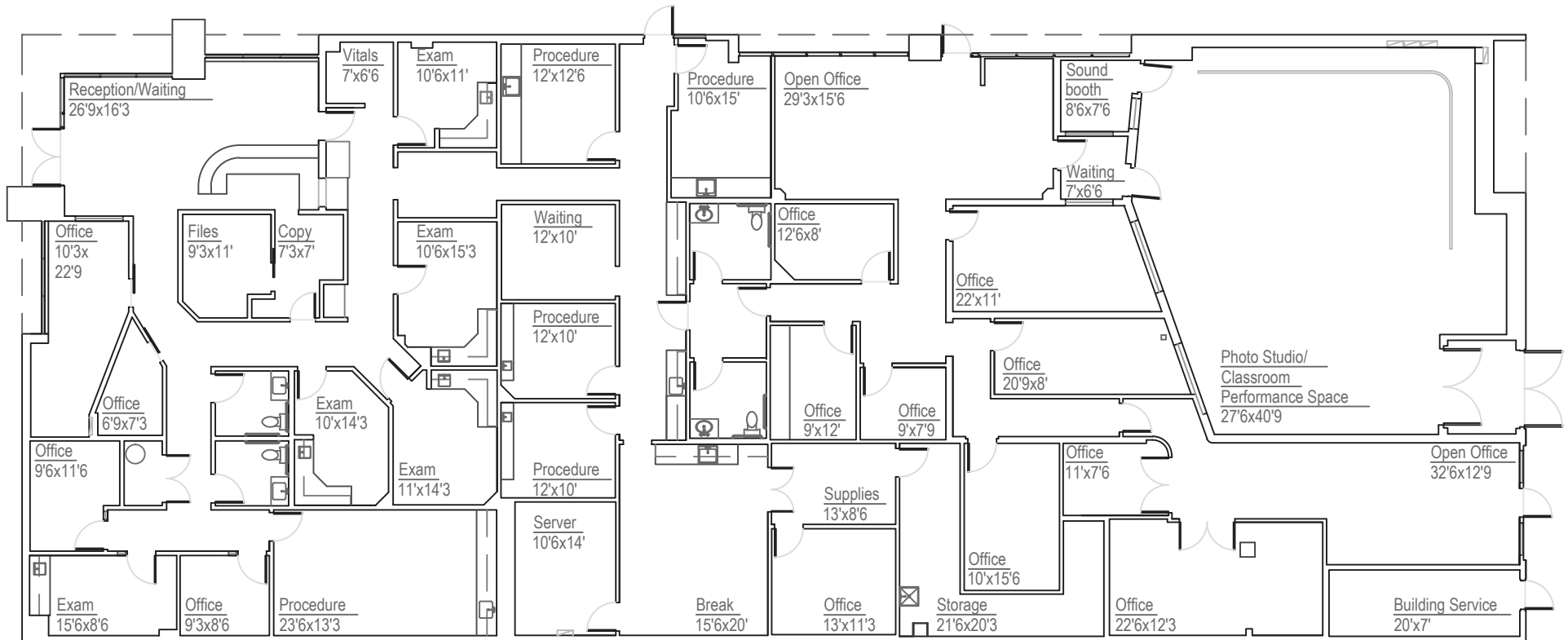
R.E. TAXES: \$16,428.80 (APN: 217-13-001D)
(2025)

ZONING: C-2, Central Business, City of Scottsdale



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AS-BUILT 10,000± SF

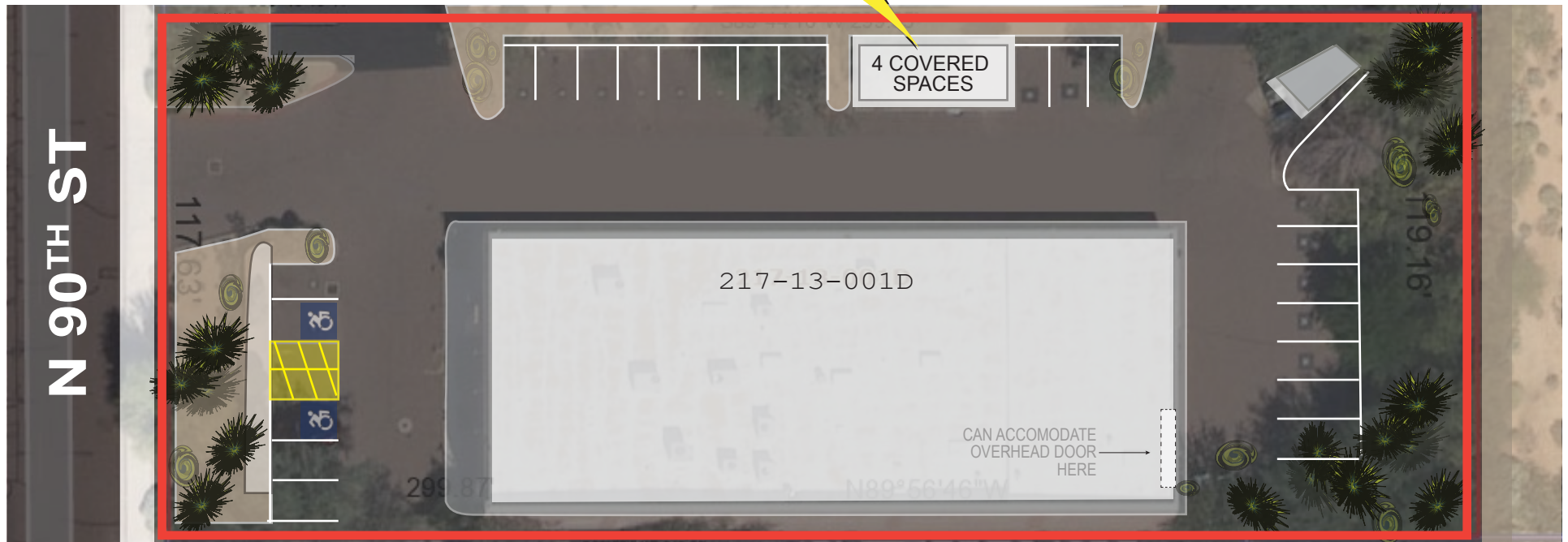


NOT TO SCALE

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SITE PLAN ILLUSTRATION



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LOCATION MAP



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