

6231 West Bell Road

Glendale, AZ 85308
SEC Bell Rd & 63rd Ave



FOR SALE
OWNER-USER/INVESTMENT OPPORTUNITY

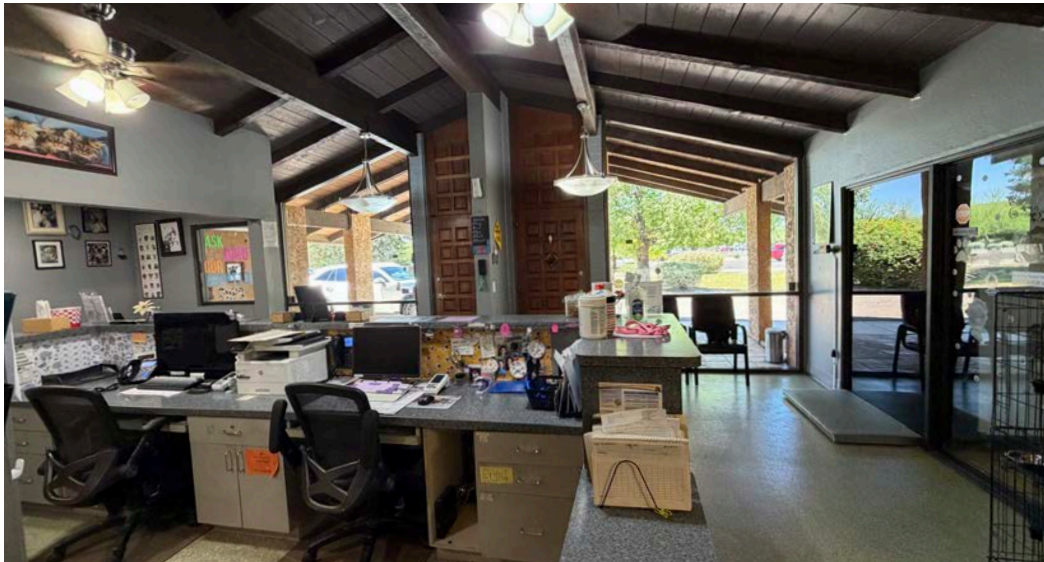
CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

602.489.7990
CAMCRE.COM

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PROPERTY FEATURES

Sale Price	\$2,200,000
Building Size	7,223SF
Lot Size	1.82 Acres
Zoning	C-C (City of Glendale)

PROPERTY HIGHLIGHTS

- Prime frontage on Bell Road (major arterial)
- Existing improvements ideal for veterinary or animal services
- Dedicated 723SF climate-controlled kennel facility
- Flexible C-C zoning supports a wide range of commercial uses
- Ample parking and strong site circulation

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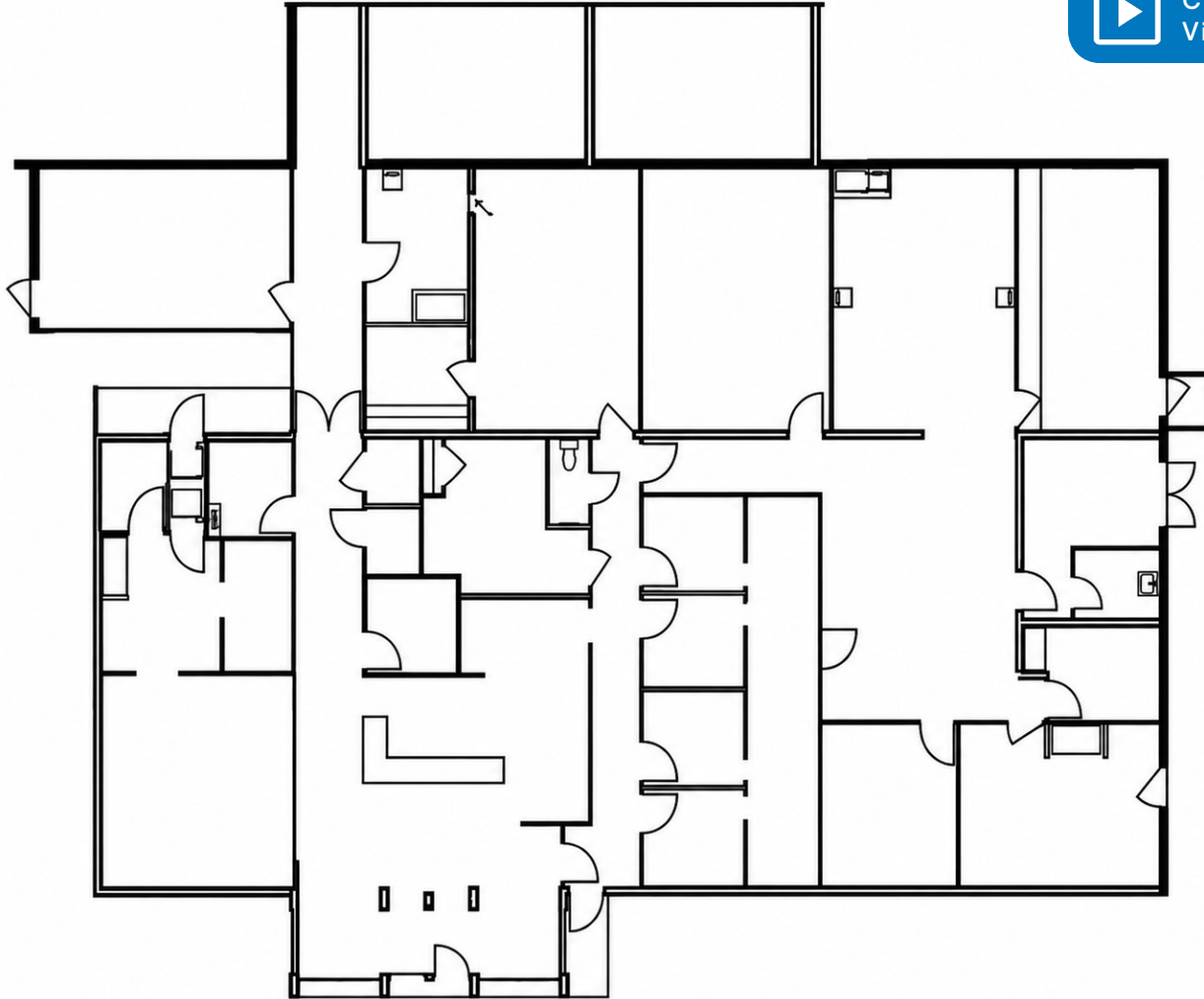
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SITE PLAN

[Click to Watch Video Walkthrough](#)



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COMPETITIVE
\$305/SF PRICING FOR
FREESTANDING ASSET



SIGNIFICANT LAND
VALUE WITH 1.82 ACRES
COMMERCIAL ZONED



EXISTING BUILDING
REDUCES DEVELOPMENT
COSTS AND TIMELINE



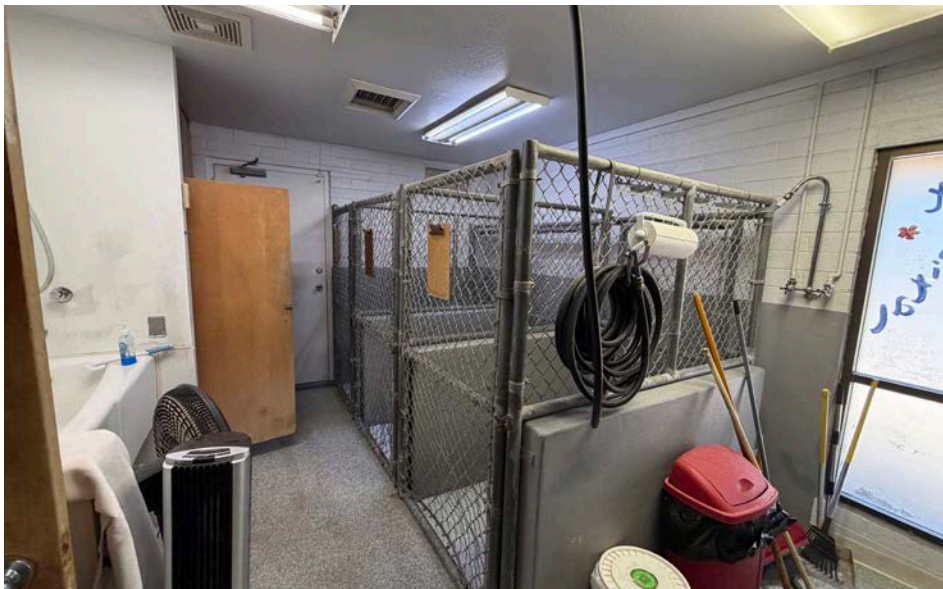
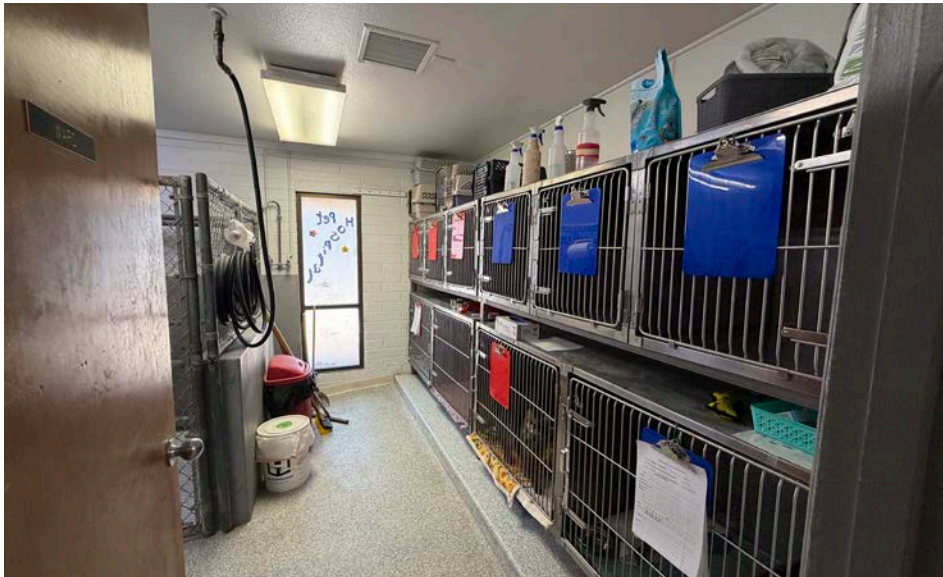
BUILT-IN SPECIALTY
IMPROVEMENTS FOR
IMMEDIATE USE



STRONG LONG-TERM
UPSIDE IN A HIGH-
DEMAND CORRIDOR



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27,219 VPD

34,580 VPD

61,668 VPD

Bell Rd

SUBJECT PROPERTY

67th Ave

63rd Ave

59th Ave

FOR MORE INFORMATION, CONTACT

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