

OWNER/USER OPPORTUNITY | MCDOWELL MTN BUSINESS PARK

FOR SALE 10,000± SF

FREESTANDING SINGLE-STORY FLEX BUILDING



16601 N 90TH STREET | SCOTTSDALE, AZ 85260

C-2 CENTRAL BUSINESS ZONING, CITY OF SCOTTSDALE

EXCLUSIVELY OFFERED BY



RANDY SHELL
Designated Broker
randy@shellcommercial.com
C 480.694.4100



AMANDA WRIGHT
Senior Associate
amanda@shellcommercial.com
C 480.236.0037

Shell Commercial Real Estate
16410 N 91st Street | Suite 112
Scottsdale, Arizona 85260

480 443 3992



shellcommercial.com

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.

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 (under construction)**
 - 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

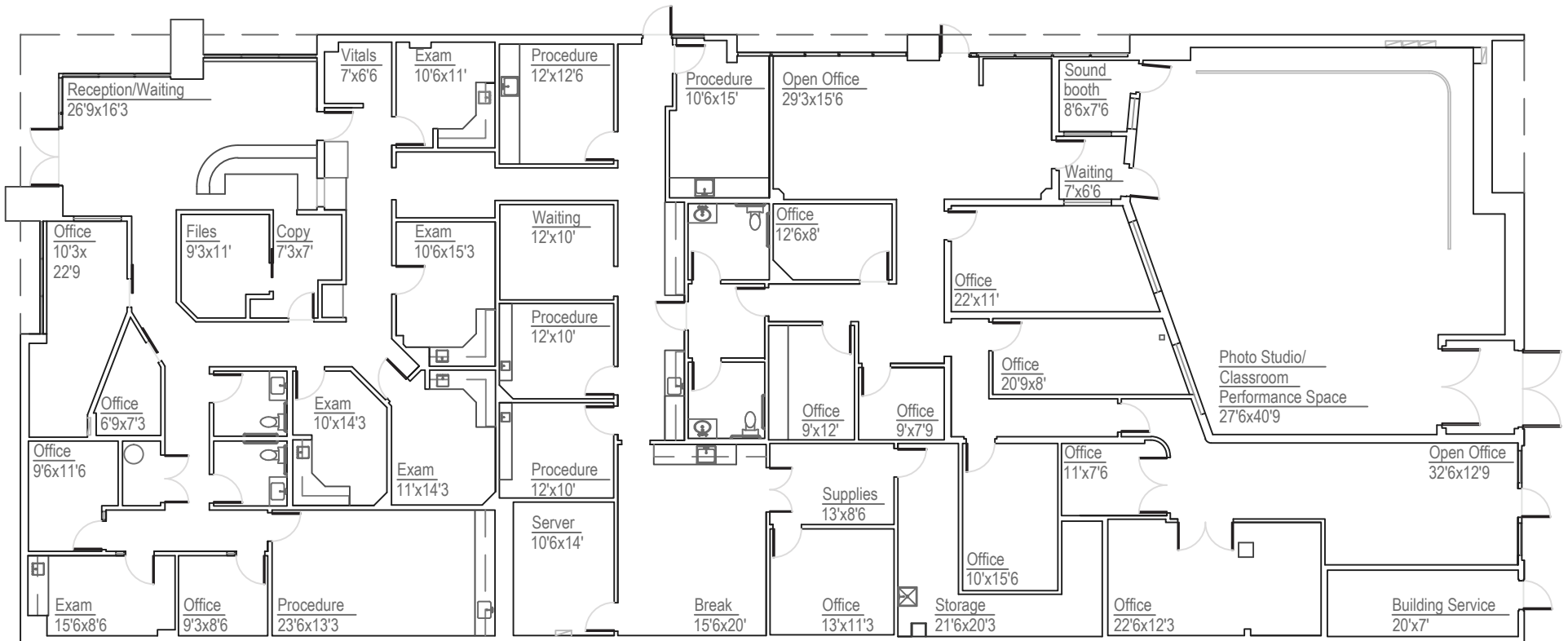
YEAR BUILT: 2003

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

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



AS-BUILT 10,000± SF



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.



NOT TO SCALE



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.

16601 N 90TH STREET | SCOTTSDALE, ARIZONA 85260

LOCATION MAP



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.