



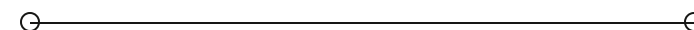
H+S ACCOUNTING • TAX

506

FOR SALE

506 E Camelback Rd

PHOENIX, AZ 85012



PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$980,000
BUILDING SIZE:	±2,057 SF
LOT SIZE:	±0.19 Acres
YEAR BUILT:	1964
PARKING:	12 Spaces
PROPERTY TAX 2025:	\$6,106.92

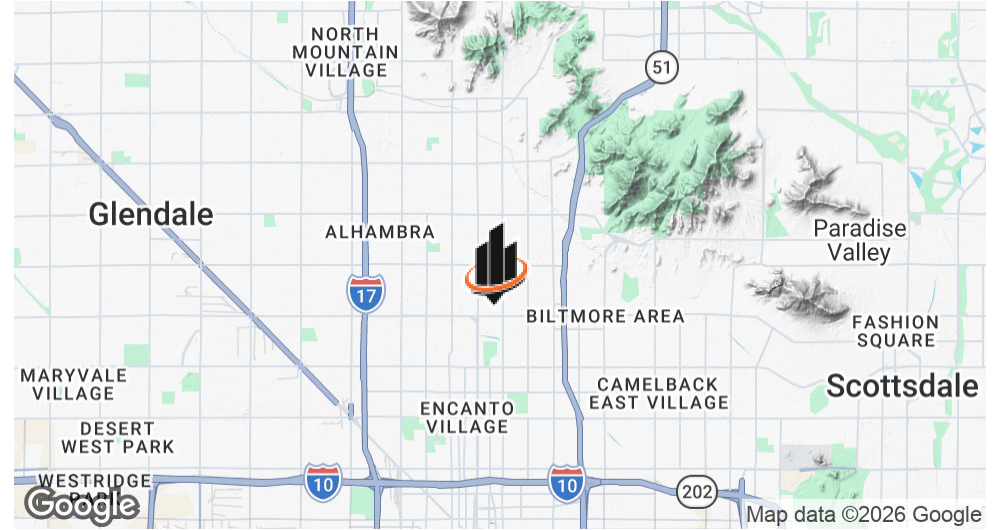
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PROPERTY HIGHLIGHTS

- Freestanding Mid Century Office Building for Sale
- Seller Willing to Carry for Qualified Buyer
- Ample Parking
- Features 5 Private Offices, Reception Area, Break Room, 2 Restrooms, and Conference Room
- Natural Gas to the Property
- Direct Frontage Along Camelback Rd - ±50,000 VPD
- Highly Walkable Surrounded by Uptown Plaza and other Camelback Rd Amenities
- C-2 Zoning Offering Wide Range of Uses in Addition to Office
- APN: 162-19-158

FLOOR PLAN



TOTAL: 2057 sq. ft
 PATIO: 256 sq. ft / PORCH: 412 sq. ft

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The map displays the Camelback area in Phoenix, Arizona, with a central black pin indicating the business location. The map shows a grid of streets, including Bethany Home Rd, W Missouri Ave, Camelback Rd, Indian School Rd, and N Central Ave. Major highways I-17 and US-51 are visible. Numerous retail and service businesses are labeled with their logos, including Target, CVS, Walmart, Starbucks, McDonald's, Fry's, PetSmart, HomeGoods, and many others. The map also shows landmarks like NPHX Church and Memorial Park Conservancy.

ADDITIONAL PHOTOS



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AERIAL MAP



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SVN | DESERT COMMERCIAL ADVISORS



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