



EXCLUSIVE LISTING:

FOR SALE

BOUTIQUE OFFICE/RETAIL

± 1,042 SF

**7002 E Osborn Rd,
Scottsdale, AZ 85251**

SALE PRICE

\$899,000

Tom Wolf

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EXECUTIVE SUMMARY

Strategically positioned on a high-profile, signalized hard corner in Old Town Scottsdale, this fully remodeled freestanding office/retail building presents a rare opportunity for both owner-users, investors and developers seeking irreplaceable location and visibility. The building has not only undergone a full aesthetic renovation, but all infrastructure from top to bottom, including HVAC, roof, parking lot, plumbing, electric and a new sewer connection, has been upgraded.

For owner-users, the property is turn-key with an efficient and flexible floor plan including a private office, conference space, open bullpen area, a restroom, and a plumbed breakroom. Ideal users are law, accounting, or real estate firms, as well as boutique retail or service-oriented concepts where branding, exposure, and accessibility are critical.

The location is within walking distance of Old Town Scottsdale's dense amenity base, featuring over 100 restaurants, art galleries, and high-end retail, making the site ideal for employees, but also creating a compelling opportunity for a small multifamily development. An adjacent parcel may potentially be available for assemblage, providing further scaling opportunities.

PROPERTY HIGHLIGHTS

Fully renovated

Very flexible zoning

Walking distance to Old Town shops

High traffic, signalized intersection

Easy access off of Osborn and 70th





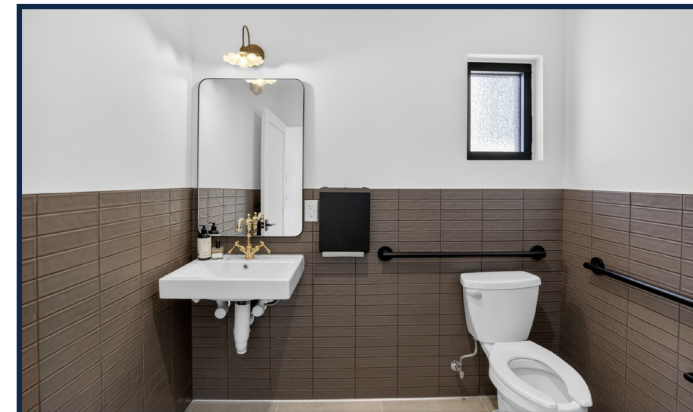
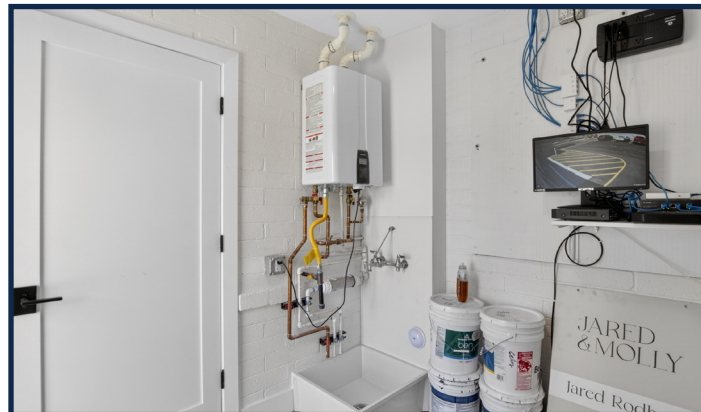
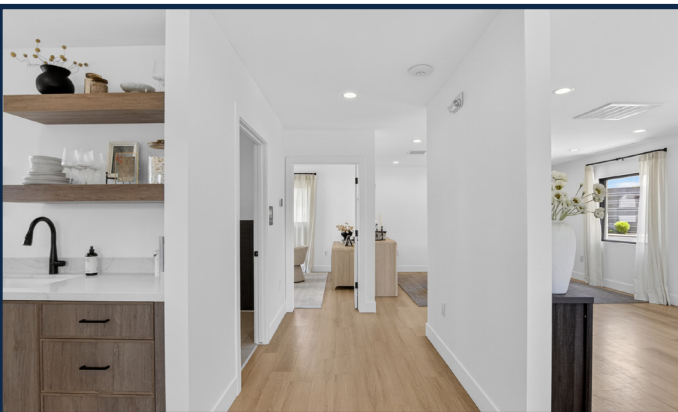
GLENDALE

PHOENIX

MESA

GILBERT

YOU ARE HERE





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