

7111 E. Tierra Buena Lane
Scottsdale, AZ

FOR SALE

www.learizona.com



SALE PRICE:

\$6,600,000 (\$304.27/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

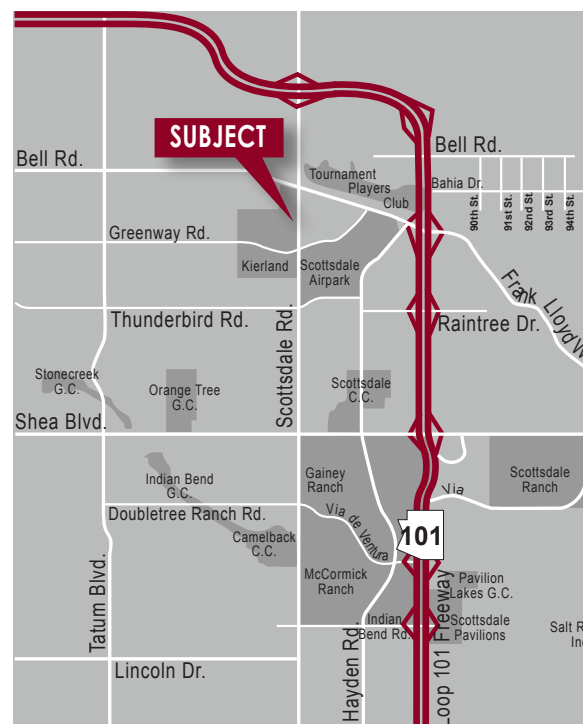
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3200 East Camelback Road
Suite 100
Phoenix, Arizona 85018
602.956.7777

INVESTMENT OPPORTUNITY

FEATURES:

- Freestanding building (3 suites)
- ±21,691 SF Building (Warehouse, Showrooms, 100% Leased)
- Lot Size: 1.75 acres
- Fantastic location - heart of Kierland Shopping District
- Unbeatable demographics, best in Scottsdale
- Tremendous owner financing available
- Excellent Investment opportunity
- Retail, furniture, creative loft, warehouse
- Custom tenant improvements
- Monument signage
- Dynamic Location with new high-rise housing and hotel development



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.

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1. Home Furnishing Building
2. Creative Leather Showroom
3. Thomasville and Drexel Heritage Building
4. Copenhagen Imports
5. La-Z-Boy Showroom
6. Roomstore
7. Ladlow's
8. Ladlow's
9. Zocallo

BUILDING FEATURES:

- Tax Parcel: 215-42-009
- Property Type: Free-standing retail building, Zoning: PCD
- Year Built: 1997
- Land Area: 1.75 acres
- Heating & Cooling: Air conditioning separately metered for each tenant
- Parking: 52 parking stalls

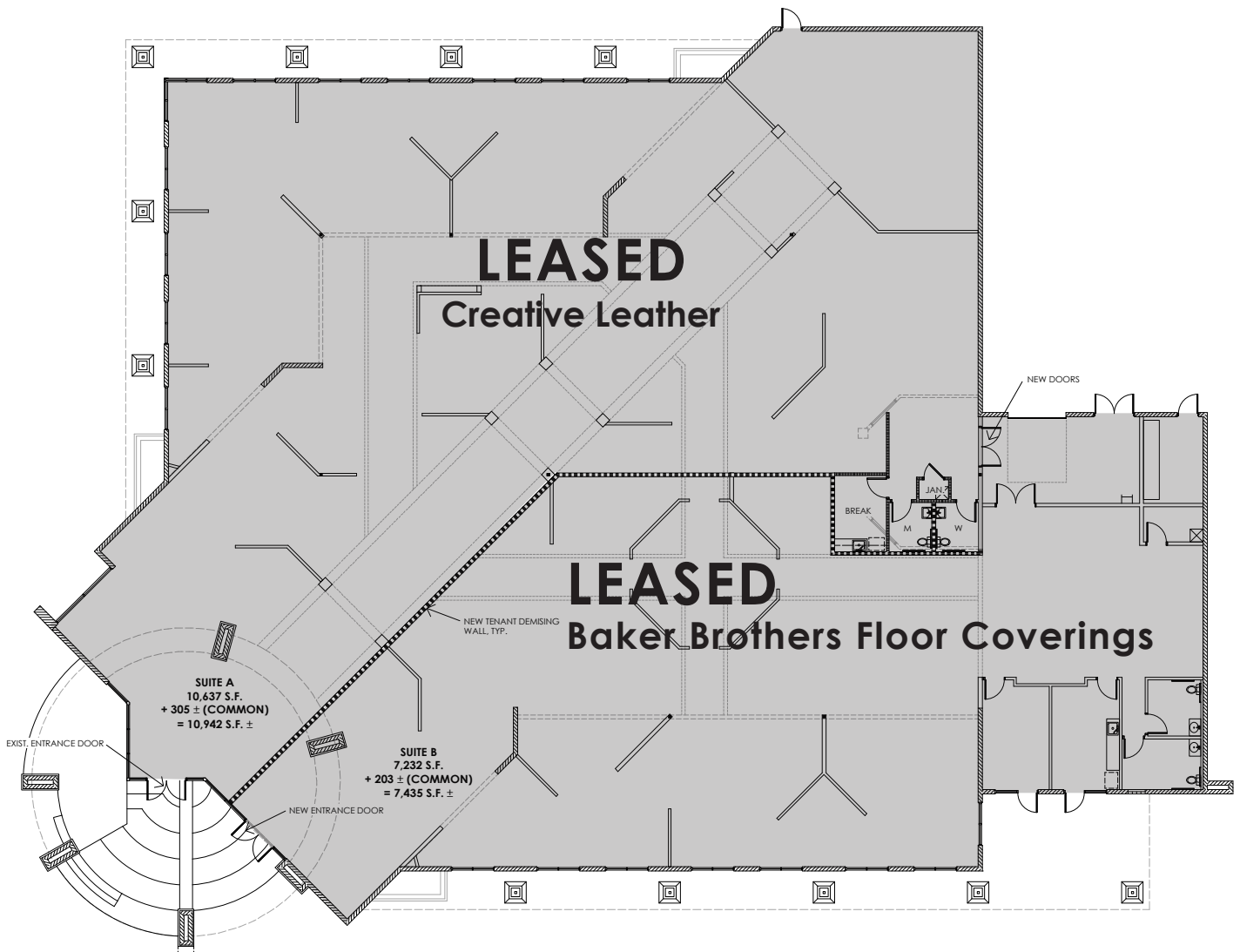


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