



# Office Condo For Sale



## Aquila McDowell Mountain

9927 E. BELL RD. #130  
SCOTTSDALE, AZ 85260

### PRESENTED BY:

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# PROPERTY INFORMATION

## PROPERTY OVERVIEW

<b>SALE PRICE</b>	\$625,000
<b>UNIT SIZE</b>	1,581 SF
<b>PRICE/SF</b>	\$395/SF
<b>APN</b>	217-73-432
<b>YEAR BUILT</b>	2005
<b>PARKING</b>	2 covered, reserved
<b>CAM FEES</b>	\$415.91/Month
<b>2025 TAXES</b>	\$2,794.44

## HIGHLIGHTS

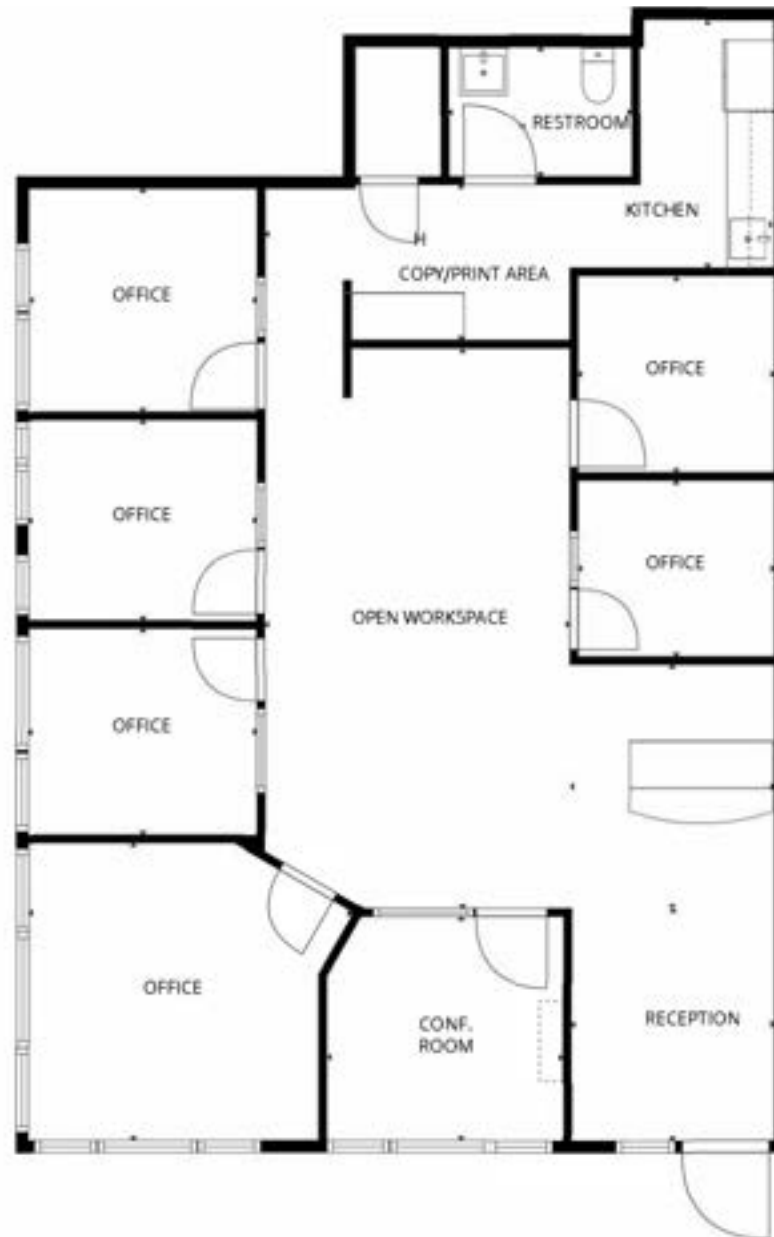
- Move in ready office condo for sale
- Ideal floor plan for any general office user
- There are 2 covered, reserved parking spaces exclusively designated to the unit.
- Upscale finishes with stained concrete floors, modern ceiling/lighting and glass partitions
- The property has been extremely well maintained by the seller who has occupied the building for many years
- Upscale Scottsdale location near McDowell Mountain Ranch
- Retail amenities in immediate area
- Easy access to the 101 Freeway



# ADDITIONAL PHOTOS



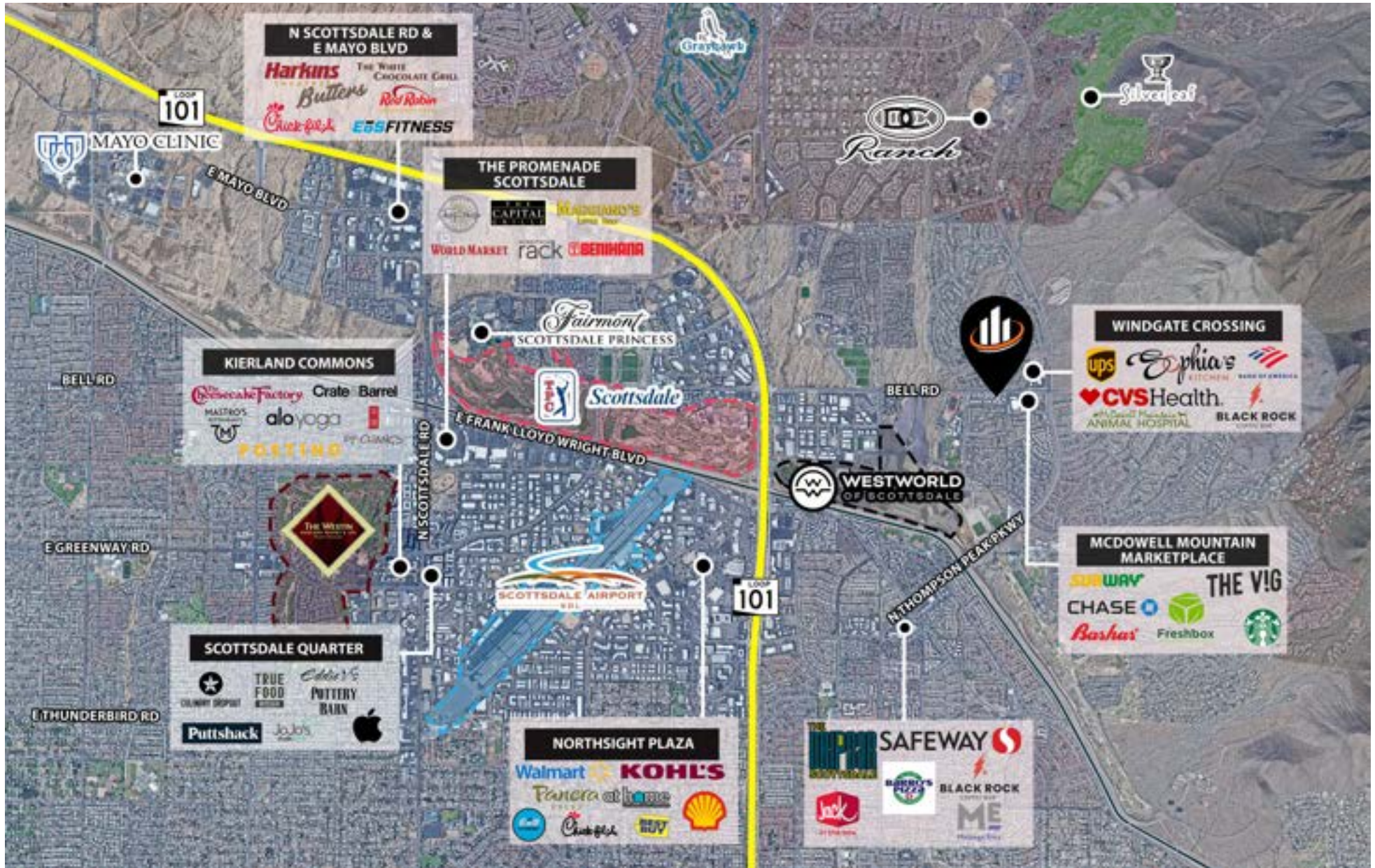
# FLOOR PLANS



# SITE PLAN



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,739	49,282	116,948
AVERAGE AGE	43.1	45.5	48.3
AVERAGE AGE (MALE)	43.0	44.0	46.9
AVERAGE AGE (FEMALE)	42.6	46.9	49.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,169	22,409	54,315
# OF PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$216,618	\$177,095	\$173,591
AVERAGE HOUSE VALUE	\$1,125,977	\$904,446	\$903,892

2023 American Community Survey (ACS)

