



SCOTTSDALE RIDGE

*Owner/User Opportunity - ±3,142 Office
Condominium For Sale with Income In-Place
through 12/31/2024*

21803 N. SCOTTSDALE RD. #260, SCOTTSDALE, AZ 85255

±3,142 SF

TOTAL CONDO SF

2006

YEAR BUILT

\$1,178,000

SALE PRICE

C-O

CITY OF SCOTTSDALE



PROPERTY OVERVIEW

ADDRESS	21803 N. Scottsdale Rd. #260, Scottsdale, AZ 85255
PROPERTY SIZE	±3,142 SF Office condo
BUILDING SIZE	±46,152 SF Two-Story Office within the Scottsdale Ridge Office Condominium Project (Building A)
PARCEL	212-03-606
SALE PRICE	\$1,178,000
NOI	\$55,565.92 (\$4,630.49/month) through 12/31/24
TENANT	North Scottsdale Wealth Advisors Tenant plans to vacate upon lease expiration 12/31/24

PROPERTY FEATURES

YEAR BUILT	2006
ZONING	C-O, City of Scottsdale
PARKING	5:1000 to include three (3) reserved covered parking spaces
FRONTAGE	Scottsdale Road
SIGNAGE	Signage rights facing Deer Valley Rd

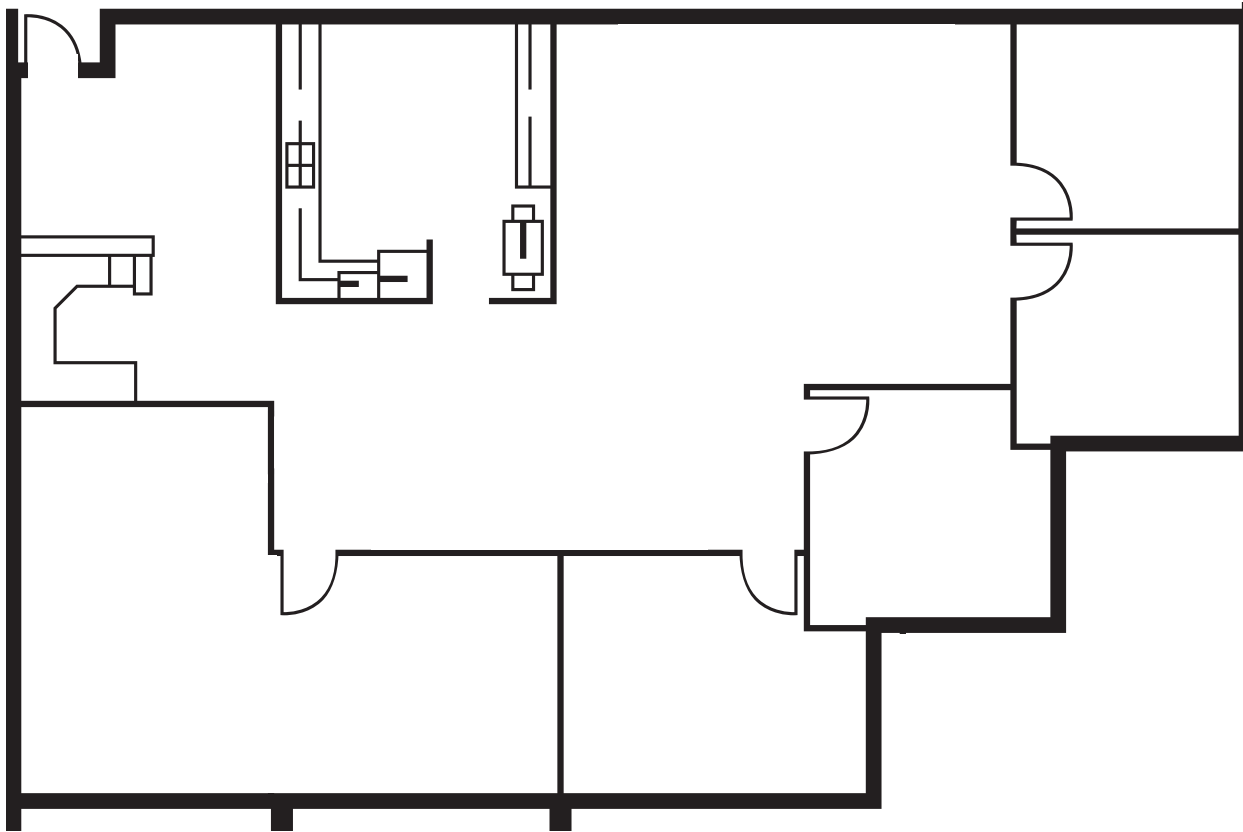
Well maintained condo unit in great condition
General office build out with window lined offices

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FLOORPLAN



±3,142 SF

AVAILABLE

\$1,178,000

SALE PRICE

12/31/24

INCOME IN PLACE THROUGH

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