



LOCATED IN OPPORTUNITY ZONE | PRIME SCOTTSDALE RD FRONTAGE

# 1307

N. SCOTTSDALE RD  
TEMPE | AZ

## FOR SALE

SINGLE-TENANT INDUSTRIAL/RETAIL

FOR MORE INFORMATION PLEASE CONTACT:

**RYAN REISMAN**

**P: 602.575.2308 | M: 480.694.2942**

[ryan.reisman@daumcommercial.com](mailto:ryan.reisman@daumcommercial.com)

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
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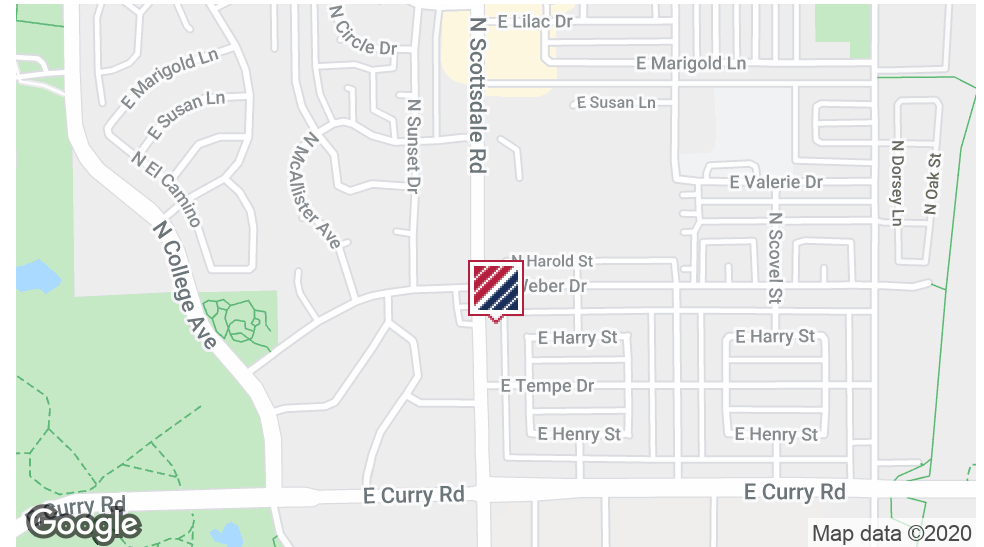


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## PROPERTY HIGHLIGHTS

- 18' Clear Height
- 2 Drive-Ins (8x12)
- 100% HVAC
- CSS Zoning, City of Tempe
- Close Proximity to 202 and Old Town Scottsdale
- Built 1978 / Renovated 2010
- Vehicles Per Day: 38,637 (2019)
- Adjacent Property Available for Sale
- Buildings in Opportunity Zone: Tax Benefits for Investors Tax on the Initial Realized Capital Gain is Deferred and Reduced Depending on the Length of Time the Investment is Held for (5 or 7 years)
- If Investment is Held for 10 Years, Capital Gains Made on the Investment will not be Taxed

## OFFERING SUMMARY

Sale Price:	Contact Agent for Information
Lot Size:	0.16 Acres
Building Size:	2,950 SF
APN:	132-12-063
Taxes	5,265.84/annual (\$1.80 PSF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,859	44,472	115,130
Total Population	7,406	107,901	275,264
Average HH Income	\$50,907	\$50,169	\$58,393



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