

COMMERCIAL LAND FOR SALE

925 N. SCOTTSDALE, SCOTTSDALE, AZ 85257
SE CORNER OF ROOSEVELT ST. AND SCOTTSDALE RD.

Location: SE corner of Roosevelt and Scottsdale Road, Light on intersection
Land Size: 42,981+/- Sq. Ft.
Zoning: C-3, City of Scottsdale
Building Size: +/- 1,300 sq ft
Parcel Numbers: 131-47-002 E, 131-47-002 F, 131-47-001
Just South of Sky Song, City of Scottsdale development initiative.

Owner Financing Available



For more information on this property please contact:

Scott Fey at 602.956.6060 Ext. 102 scott@omni-realestate.com

Kernit Rankin at 602.956.6060 Ext. 124 kernit@omni-realestate.com

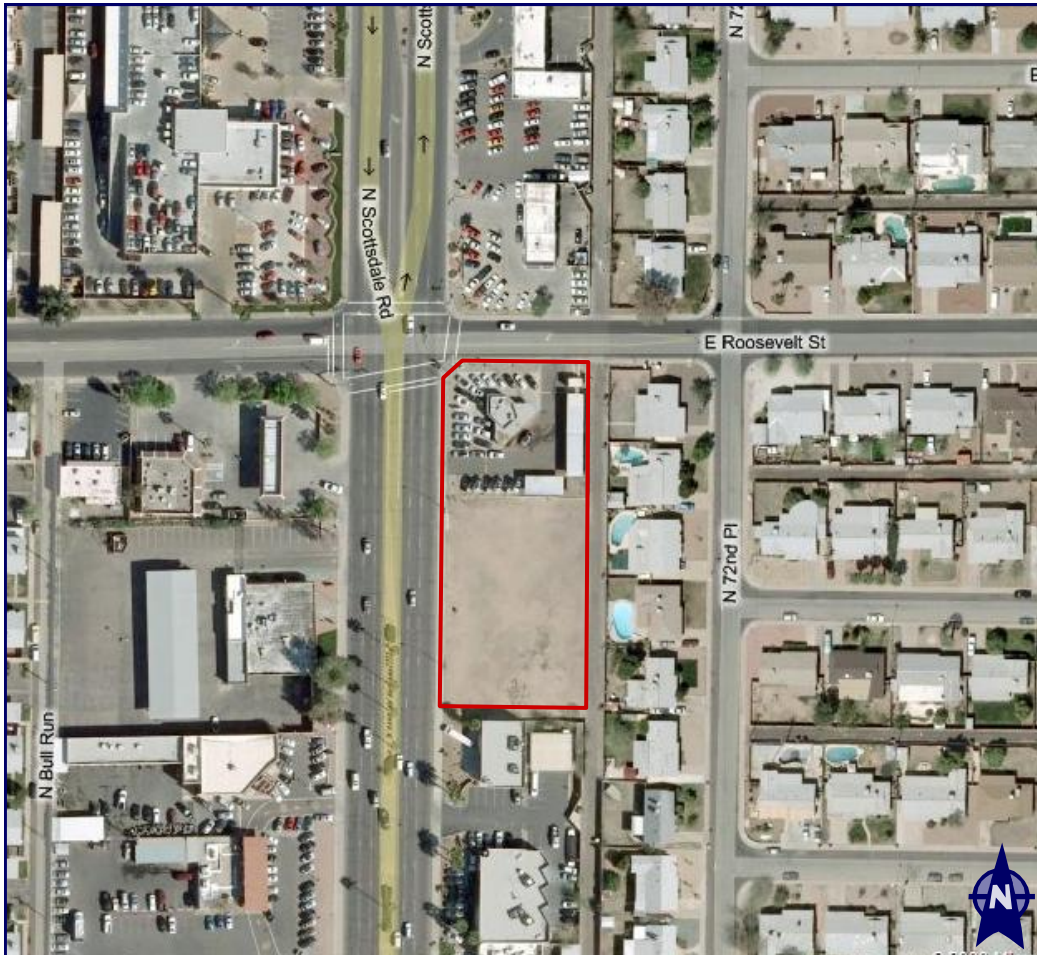
Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

Aug 31, 2009

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Demographics:	<i>One Mile</i>	<i>Three Mile</i>	<i>Five Mile</i>
<i>Population:</i>	18,724	102,838	287,283
<i>Average HH Income:</i>	\$47,818	\$47,669	\$50,302

2006 Traffic Counts: N. Scottsdale Rd. 41,200



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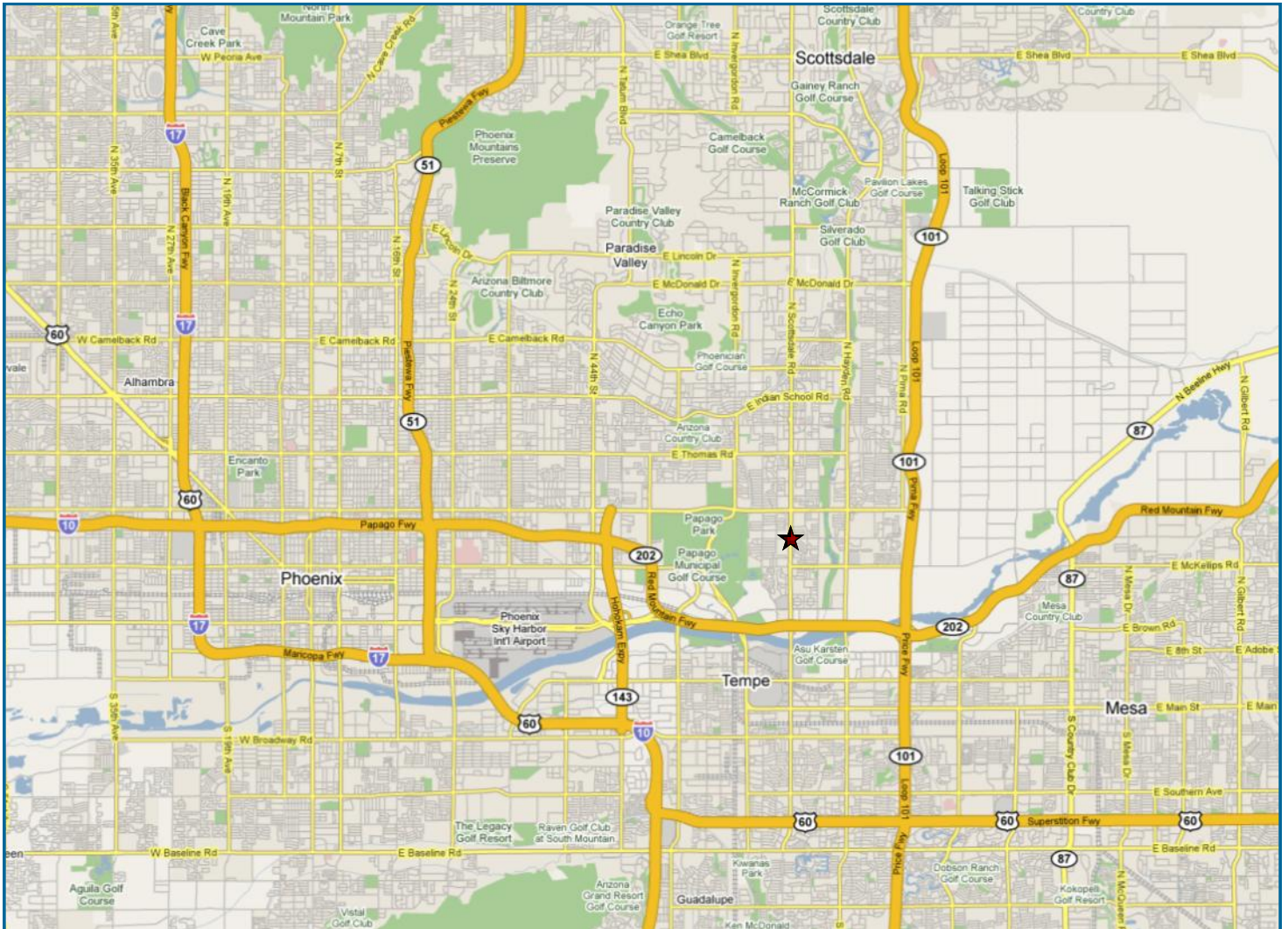
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