



## 4200 N Craftsman Court

Scottsdale, Arizona 85251

### Property Features

- Freestanding building
- Brick exterior with small exterior patio
- Zoned C-2 DO
- Adjacent to Arts District and on the Scottsdale Trolley Line
- Two car parking on-site plus abundant street parking and adjacent City lot
- Extensive renovations completed in 2015
- Previously used as artist's gallery/teaching studio
- Desirable Downtown Scottsdale area
- Creative space for gallery, boutique, architect, designer offices, or many other retail uses



### Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	39	41	39
Population:	18,857	94,559	195,652
Average HH Income:	\$71,404	\$76,813	\$74,586
Daytime Employment/Pop.	47,866	89,989	188,806

**For Sale: \$675,000 (\$323.74/SF)**

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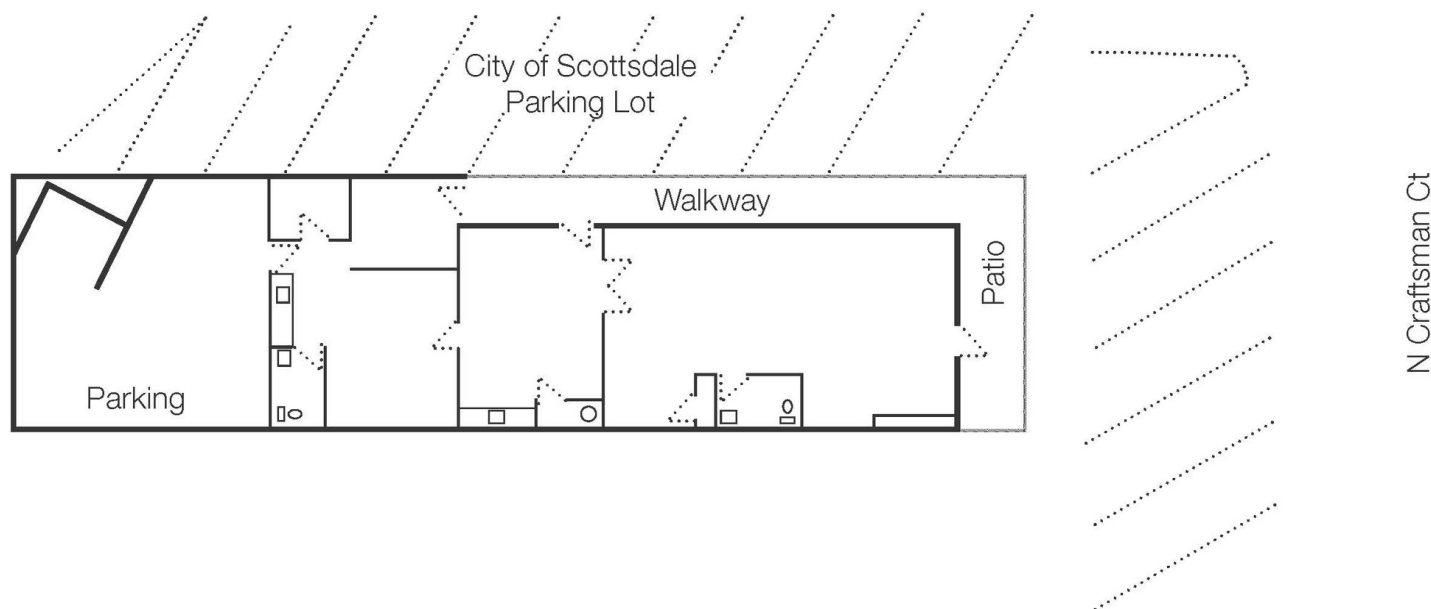
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For Sale

# 5th Avenue Retail

## Executive Summary



### Property Summary

<b>Sale Price:</b>	\$675,000
<b>Lot Size:</b>	0.08 Acres
<b>Building Size:</b>	2,085 SF
<b>Year Built:</b>	1974
<b>Renovated:</b>	2014
<b>Zoning:</b>	Scottsdale C-2 DO
<b>Cross Streets:</b>	NWC Scottsdale Rd & 3rd Ave

### Property Overview

Freestanding Retail Multi Use Building

### Location Overview

Located in Scottsdale's 5th Avenue Shopping District, 4200 N Craftsman Ct caters to the tourist trade and locals alike. Pedestrian friendly with shops, restaurants and hotels all within walking distance and adjacent to free city parking, this location is a prime spot to attract the abundance of tourists that frequent Downtown Scottsdale year round. Additional angled, streetside parking in front of the premises and easy access to the Downtown Trolley offers transportation flexibility.

With 72 hotels and resorts, 200+ golf courses, more than 60 art galleries and museums, nearly 800 restaurants and more than 330 days of sunshine per year the Scottsdale region is a premier tourist destination with a very strong retail presence.

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## Additional Photos



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**NAI** Horizon

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## Location Aerial



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# 5th Avenue Retail

## Neighborhoods Map



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## 4200 N CRAFTSMAN COURT

### OWNER'S EXTENSIVE IMPROVEMENTS

(Work performed and completed to City of Scottsdale Code in 2014-2015)

- New foam roof - drainage slope redesigned
- Two (2) new air conditioners/heat - all new duct work
- Ventilation in both handicap restrooms and middle suite (studio)
- New outdoor concrete patio and asphalt two (2) car parking area
- New doublepane windows
- Four (4) new exterior ADA code doors, lock and deadbolts and new ADA code interior doors
- ADA handicap access from north lot to front door
- All new plumbing:
  - New water heater
  - Plumbing pipes and drains
  - Two (2) kitchen sinks (mop sink size) with new cabinets
  - Two (2) Toto ADA handicap toilets
  - Two (2) ADA handicap restroom sinks
  - ADA handrails in restrooms
  - New plumbing for water from street (front)
- Security:
  - Alarm system - fire and burglar alarm set up, four (4) cameras (Phase 1 Electronics Company)
  - Two (2) exterior metal security screen doors
- Fire Riser:
  - Commercial fire sprinkler system throughout building
- Electrical Panel:
  - Swenson Electric
  - New wiring throughout
- Porcelain tile floor (6' x 24' wooden plank style)
- Fresh paint
- CenturyLink phone service (no Cox service available)

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