



Southeast of Loop 101 and Shea Blvd!

Beautiful Office Condo for Sale

9777 N 91st St Suite C-103, Scottsdale, AZ 85260

(Mountain View Office Suites Condominiums)

\$967,180.00

(\$370 SF)

APN 217-53-794 +/- 2,614 SF

Christine Juby
480.239.3645
CJ@DavisCREAZ.com





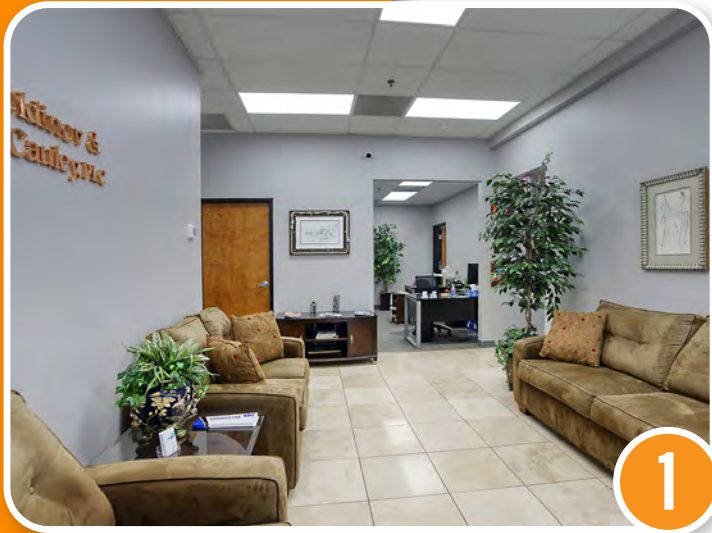
Property Details

- Zoning C-0
- Built: 2001 with great window line
- Three external entrances.
- Lobby, 2 conference rooms, 1 executive office, 3 additional offices, open work area, large filing/IT room (could be an office), kitchen, 2 restrooms
- New LED flat panel light fixtures
- Immaculate, well-maintained suite with attentive property management
- HVAC units are regularly maintained.
- Security system with cameras and alarms.
- Covered reserved parking: 4 spaces
- 2025 condo association (MRPOA) annual fees: \$1,828.08
- HOA monthly dues \$599.31
- 2024 Annual Property Taxes: \$5,476.14

Property Overview

This is a multi-use professional and medical complex in a great part of Scottsdale. Close to retail, restaurants, medical practices and a variety of professional practices.

- Across from HonorHealth Scottsdale Shea Medical Campus.
- Adjacent to Scottsdale's prestigious Scottsdale Greenbelt, an 11-mile paved recreational path that connects parks, lakes, and golf courses.
- Walkable to hundreds of amenities.
- This well-laid-out office condo is in the heart of Scottsdale located on the southeast corner of the building.
- The office condo complex is highly sought after.
- Can convert nicely to a medical space.
- Close to restaurants, retail, medical and other professional practices.



- 1 Lobby**
- 2 Small Conference Room**
- 3 Main Hallway**
- 4 Enclosed Common Area / Work Space**



5



6



7



8

5

Large Conference Room

6

Executive Office

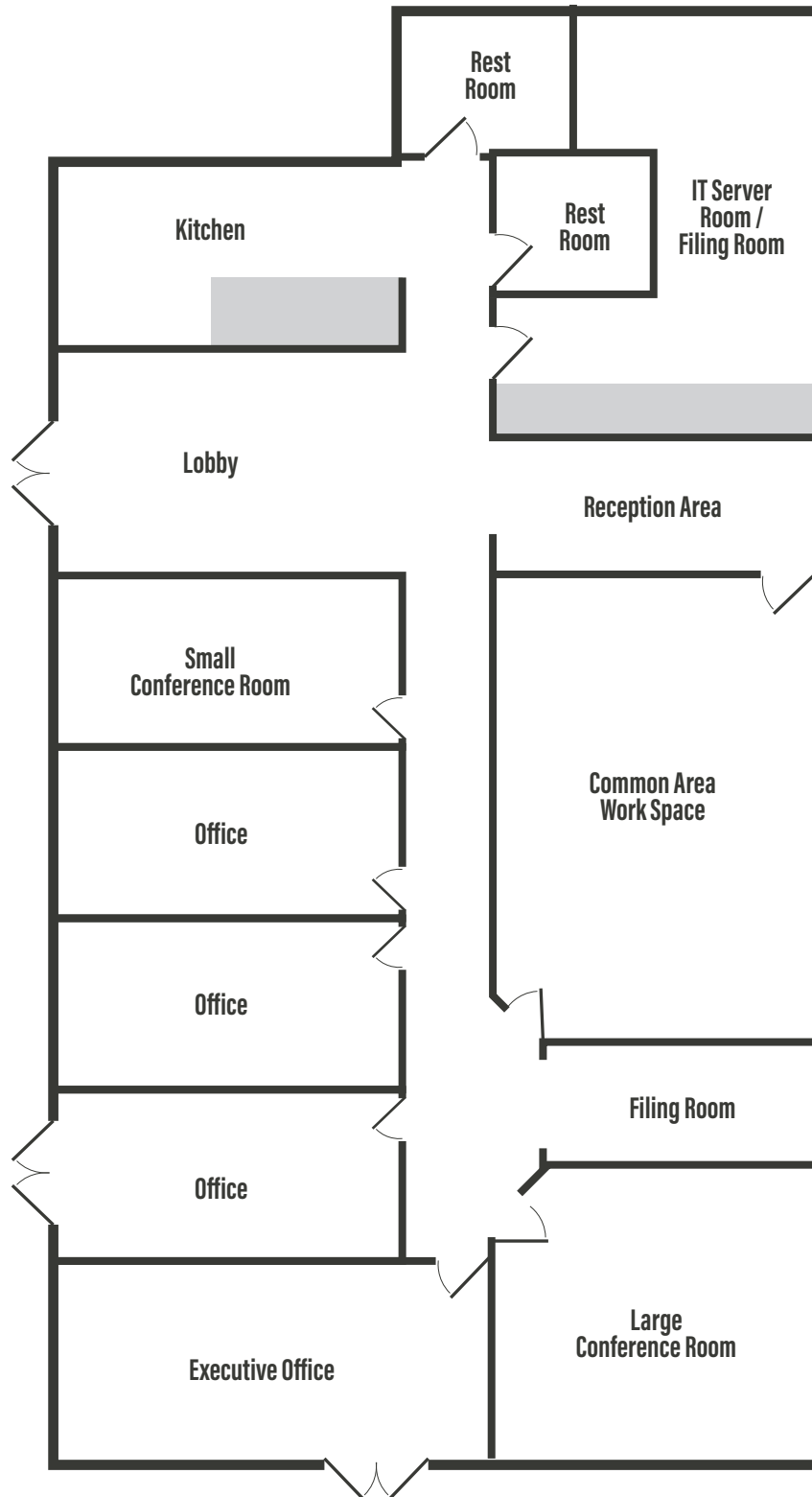
7

Office

8

Kitchen

Floor Plan (Not to scale)



SCOTTSDALE AREA DETAILS



152,895

Population



\$700,099

Median Home
Price



9.75%

Population Growth
(2024-2029)



\$108,894

Median Household
Income



48.6

Median Age



70,322

Number of
Households



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreeaz.com.



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.