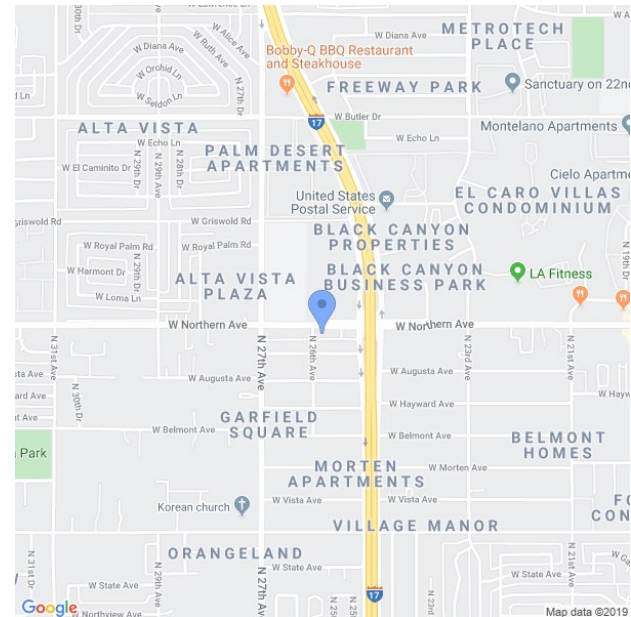
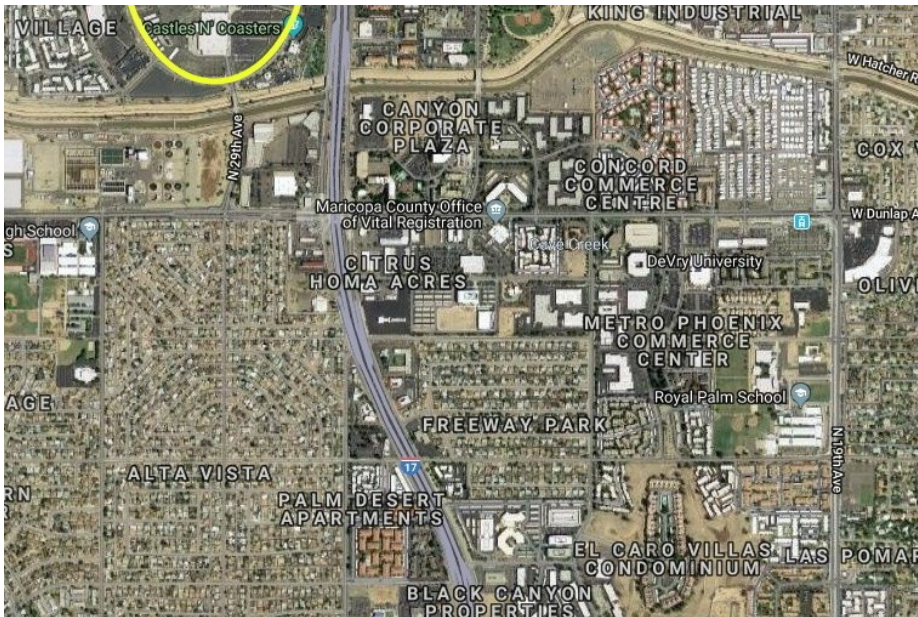


2541 2543 W. Northern Avenue I-17 Northern Avenue



2541 2543 W. NORTHERN AVENUE, PHOENIX, ARIZONA 85051

COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$464,999**
SALE TYPE **INVESTMENT**
ZONING **C-2**
BLDG TYPE **SINGLE TENANT**
CLASS **C**
STATUS **EXISTING**
STORIES **1**
VACANCY **25%**
GROSS BLDG **4,400 SQFT**

RBA **4,400 SQFT**
LAND AREA **.24 ACRES**
AVAIL PARKING **7/1000SQFT**
CEILING HEIGHT **15.0 FT**
DRIVE IN DOORS **2**
***AMAZING FRONTAGE EXPOSURE ON NORTHERN AVE.**
IMPROVEMENTS ***HIGH TRAFFIC COUNT - 41,151 (2018) *MONUMENT SIGN ON NORTHERN AVE.**
MARKET **PHOENIX**
SUB-MARKET **I-17 CORRIDOR / WEST PHOENIX**
157-29-024 - VISTA INCOME ESTATES 4 MCR 21-01 LOT 4 BLK 2
LEGAL DESCR **EX N 17F RD 157-29-023 - VISTA INCOME ESTATES 4 LOT 3 EX N 7' BLK 2**

- C-2 Zoning • Live/Work +/- 800 SF • Two (2) Warehouses • All Three Buildings Separately Metered
- Separate Tax Parcels • +/-113' of Frontage Exposure • High Traffic Count
- Approximately +/- ,400 SQ FT of Office & Warehouse Space • Great long term Tenant
- Can be Sold Individually or as an Assemblage

Nicholas Sayki

Associate

Insignia CRE

SA683623000

📞 6025667204

📱 4807378692

✉️ nicholas.sayki@sperrycga.com



The information contained herein has been obtained from sources believed to be reliable but carries no guarantee, warranty, or representation as to its accuracy. Parties to any real estate transaction should independently verify all information and seek the advice of legal, tax and real estate professionals.