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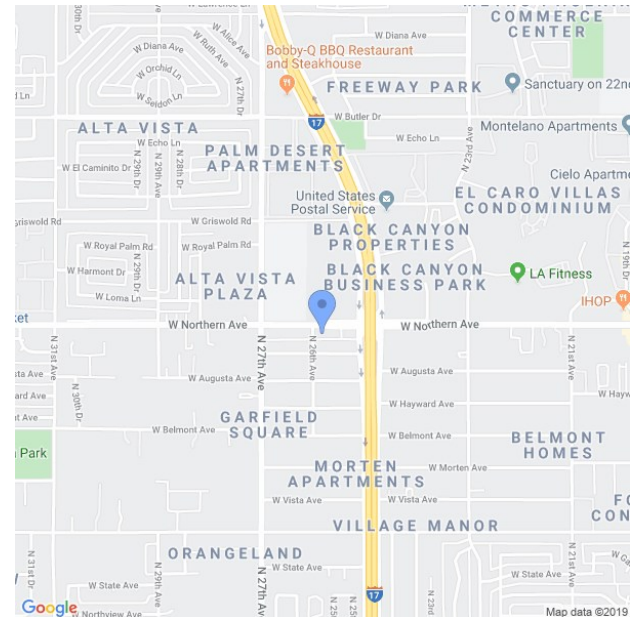


# 2541 2543 W. Northern Avenue I-17 Northern Avenue



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**

- 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

These two parcels are located less than +/- .15 miles west of the I-17 in Phoenix, which offers fantastic interstate and regional freeway access. The lot provides great frontage exposure on Northern Avenue. Grand Canyon University is less than 5 miles away to the Southwest, which has contributed to high levels of development in its surrounding areas.

This property is within close proximity of American Express, Blue Cross/Blue Shield of Arizona, Honeywell, and many others. Centered in the Glendale Union High school district #205, which was ranked as an above average District. Centrally located with countless possibilities, whether it be owner/user, redevelopment or investment property.

+/- 9 miles from Deer Valley Airport, +/- 7 miles from the Phoenix Mountain Preserve in North Phoenix, as well as a short 15 minute drive to Sky Harbor International Airport. Many large retailers and small businesses in the area that have been operating in the corridor for years. Nearby, the Phoenix City Council has unanimously approved a Planned Unit Development (PUD) application around the iconic Metrocenter Mall development, located only +/-1.7 miles away. Lastly, Grand Canyon University is less than 5 miles away to the Southwest, which has contributed to high levels of development in its surrounding areas.