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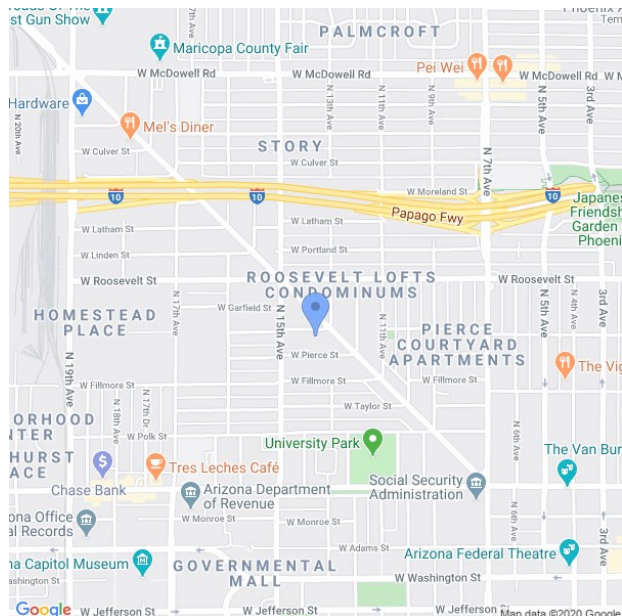


# 1311 W McKinley, Commercial C-3 Lot

1311 W MCKINLEY, PHOENIX, ARIZONA 85007



COMMERCIAL • LAND • FOR SALE



**SALE PRICE \$195,000**  
**SALE TYPE OWNER USER**  
**ZONING C-3 COMMERCIAL GENERAL**

**LAND AREA .14 ACRES**  
**LAND USE BUSINESS, WAREHOUSE, RETAIL, RESTAURANT**  
**MARKET PHOENIX**  
**SUB-MARKET DOWNTOWN PHOENIX RETAIL**

- C-3 Commercial General zoning
- 0.15 acres
- Redevelopment area West of Downtown
- Near Roosevelt Arts District

Level lot located in the redeveloping area of Downtown Phoenix Retail; Zoning is C-3 Commercial General. The area is anticipated to experience growth in the foreseeable future due to its location West of Downtown and the Roosevelt Arts District.

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## Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.