



24820 NORTH 16TH AVENUE

PHOENIX, ARIZONA 85085

\$1,425,000 Sales Price

Approximately 4,558 Square Feet, Suite 120

Owner/User Sale with Optional Income in Place

Industrial Flex Condo with Rare Yard Space

90% Office / 10% Warehouse

1,036 Square Feet Leased Month-to-Month \$800 Per Month, Gross

400 Amps, 3 Phase Power

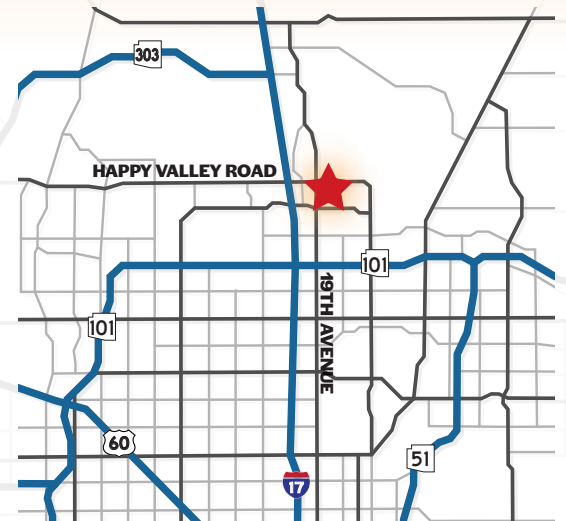
18' Clear Height

Private Yard with 8' Block Wall

2 Grade Level Doors

Common Truckwells

CP-GCP Zoning



Chad Kirkorsky, SIOR

Partner
480.330.2824
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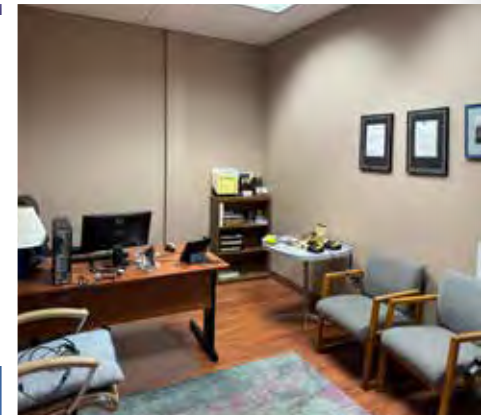
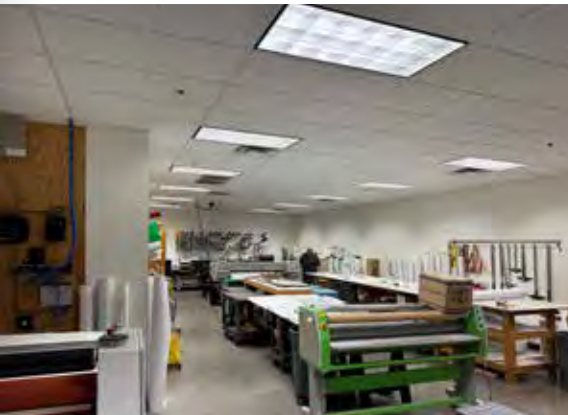
Nick DePaul

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Preston Brimhall

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| | | |
|-----------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Condo Sold: 2630 E Mohawk Ln, 1st Floor - 124 | SOLD |
| Phoenix, AZ 85050 | Maricopa |  |
| Sale Date May 9, 2023 | Type 2 Star Industrial Warehouse | |
| Sale Price \$1,575,000 | Condo | |
| Price/SF \$342.91 | Year Built 2006 | |
| Comp ID 6387898 | RBA 20,387 SF | |
| Comp Status Research Complete | Condo Size 4,593 SF | |
| | Zoning I-P | |
| 2 | | |
| Condo Sold: 2630 E Mohawk Ln, 1st Floor - 136 | | SOLD |
| Phoenix, AZ 85050 | Maricopa |  |
| Sale Date Sep 30, 2024 | Type 2 Star Industrial Warehouse | |
| Sale Price \$886,500 | Condo | |
| Price/SF \$327.48 | Year Built 2006 | |
| Comp ID 6865746 | RBA 20,387 SF | |
| Comp Status In Progress | Condo Size 2,707 SF | |
| | Zoning I-P | |
| 3 | | |
| Condo Sold: 1745 W Deer Valley Rd, 1st Floor - 128 | | SOLD |
| Phoenix, AZ 85027 | Maricopa |  |
| Sale Date Apr 8, 2024 | Type 2 Star Flex Light Distribution | |
| Sale Price \$882,000 | Condo | |
| Price/SF \$315.00 | Year Built 2005; Renov 2022 | |
| Comp ID 6697840 | RBA 23,522 SF | |
| Comp Status Research Complete | Condo Size 2,800 SF | |
| | Zoning A-1 | |
| 4 | | |
| Condo Sold: 2340 W Parkside Ln, 1st Floor - H-109 | | SOLD |
| Phoenix, AZ 85027 | Maricopa |  |
| Sale Date Aug 23, 2024 | Type 3 Star Industrial Warehouse | |
| Sale Price \$978,000 | Condo | |
| Price/SF \$314.87 | Year Built 2007 | |
| Comp ID 6833213 | RBA 43,082 SF | |
| Comp Status Research Complete | Condo Size 3,106 SF | |
| | Zoning IP, Phoenix | |
| 5 | | |
| Condo Sold: 1745 W Deer Valley Rd, 1st Floor - 108 | | SOLD |
| Phoenix, AZ 85027 | Maricopa |  |
| Sale Date May 28, 2024 | Type 2 Star Flex Light Distribution | |
| Sale Price \$1,224,000 | Condo | |
| Price/SF \$306.08 | Year Built 2005 | |
| Comp ID 6739753 | RBA 25,182 SF | |
| Comp Status Research Complete | Condo Size 2,799 SF | |
| | Zoning A-1 | |

2024 CoStar Group - Licensed to Citywide Commercial - 1256333

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