

# 730

N 52<sup>nd</sup> Street

# For Sale

\$565,650 / \$450.00 PSF



730 N 52ND ST, SUITE 104 | PHOENIX, AZ 85008

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpi.az.com

**Caleb Allen**  
D 480.621.3290  
M 480.622.4174  
callen@cpi.az.com

 **COMMERCIAL PROPERTIES INC.**  
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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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## PROPERTY HIGHLIGHTS

<b>ADDRESS</b>	730 N 52nd Street Phoenix, Arizona 85008
<b>BUILDING SIZE</b>	20,300 SF
<b>LOT SIZE</b>	1.51 ACRES
<b>TENANCY</b>	Multi-Tenant
<b>ZONING</b>	C-O, Phoenix
<b>FLOORS</b>	2
<b>YEAR BUILT</b>	2003
<b>PARKING</b>	18 Spaces Covered
<b>ASKING PRICE</b>	\$565,650 / \$450.00 PSF

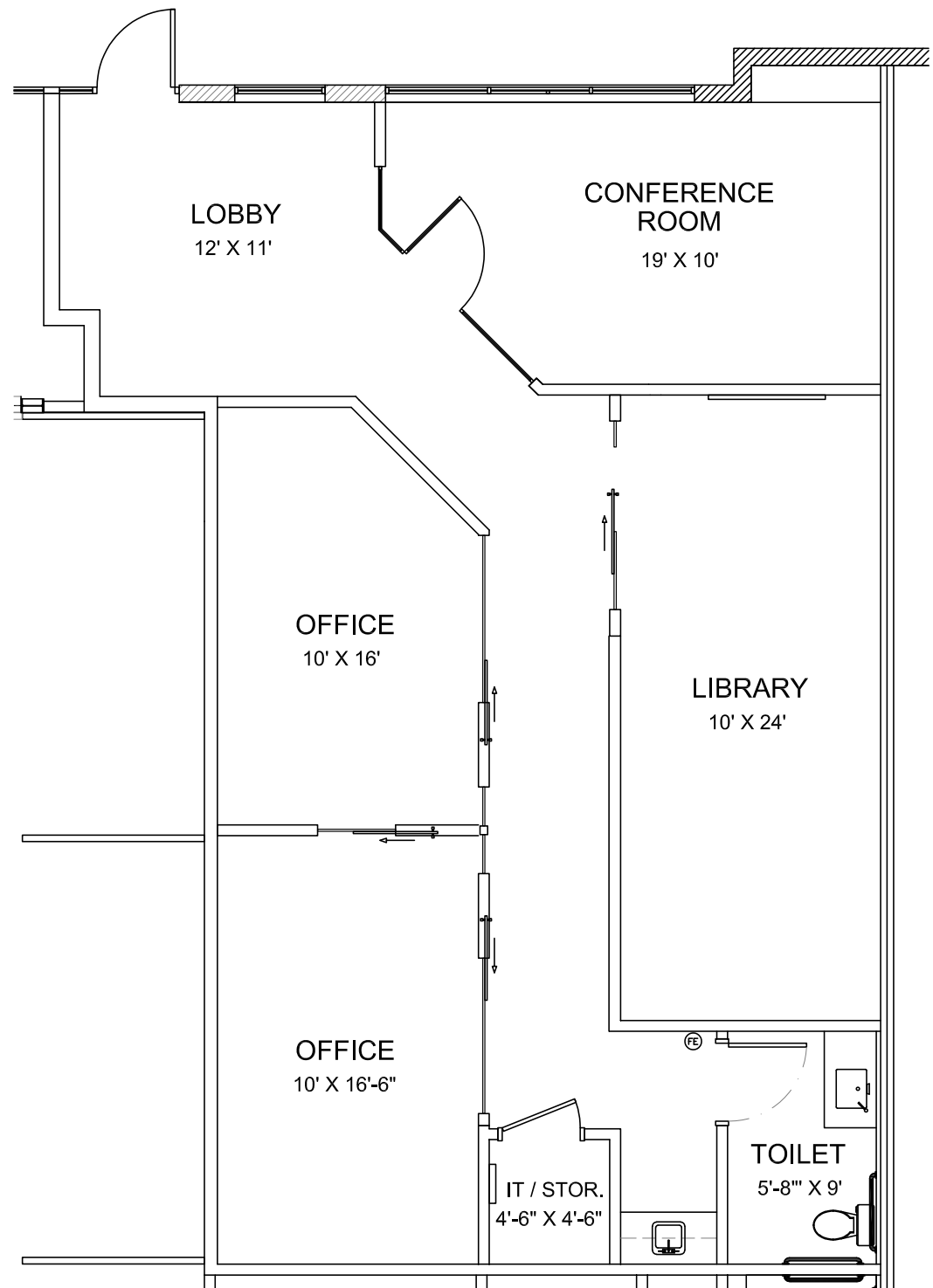
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SUITE 104 | ±1,257 SF

FOR SALE: \$565,650

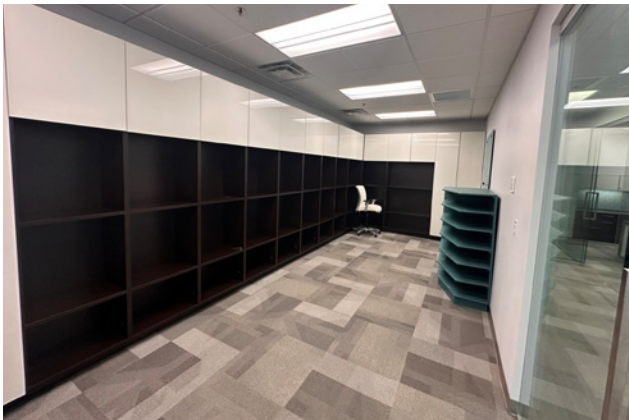
- LOBBY/RECEPTION
- CONFERENCE ROOM
- LIBRARY/OFFICE
- 2 OFFICES
- IT/STORAGE
- BREAKROOM AREA
- PRIVATE RESTROOM



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**PHX SKY  
HARBOR**

LOOP  
**202**

 730 N 52nd St



DOWNTOWN  
PHOENIX

LOOP  
202

TRUWEST  
CREDIT UNION

52ND STREET



# UNBEATABLE LOCATION



Experience the best of Phoenix at 730 N 52nd Street. This prime office space offers unparalleled access to high-end amenities.



- The 44th Street Corridor Submarket benefits from a strategic location that features robust connectivity via the Loop 202 and SR-143 freeways as well as proximity to Sky Harbor International Airport.
- At the nexus of Old Town Scottsdale, Tempe, and the Camelback Corridor, the area benefits from demand drivers similar to those of these more prestigious submarkets.
- Minutes away from Phoenix Sky Harbor International Airport and instant connectivity to freeways and Downtown Phoenix



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