

3-STORY OFFICE BUILDING FOR SALE/LEASE FORMER CHARTER SCHOOL

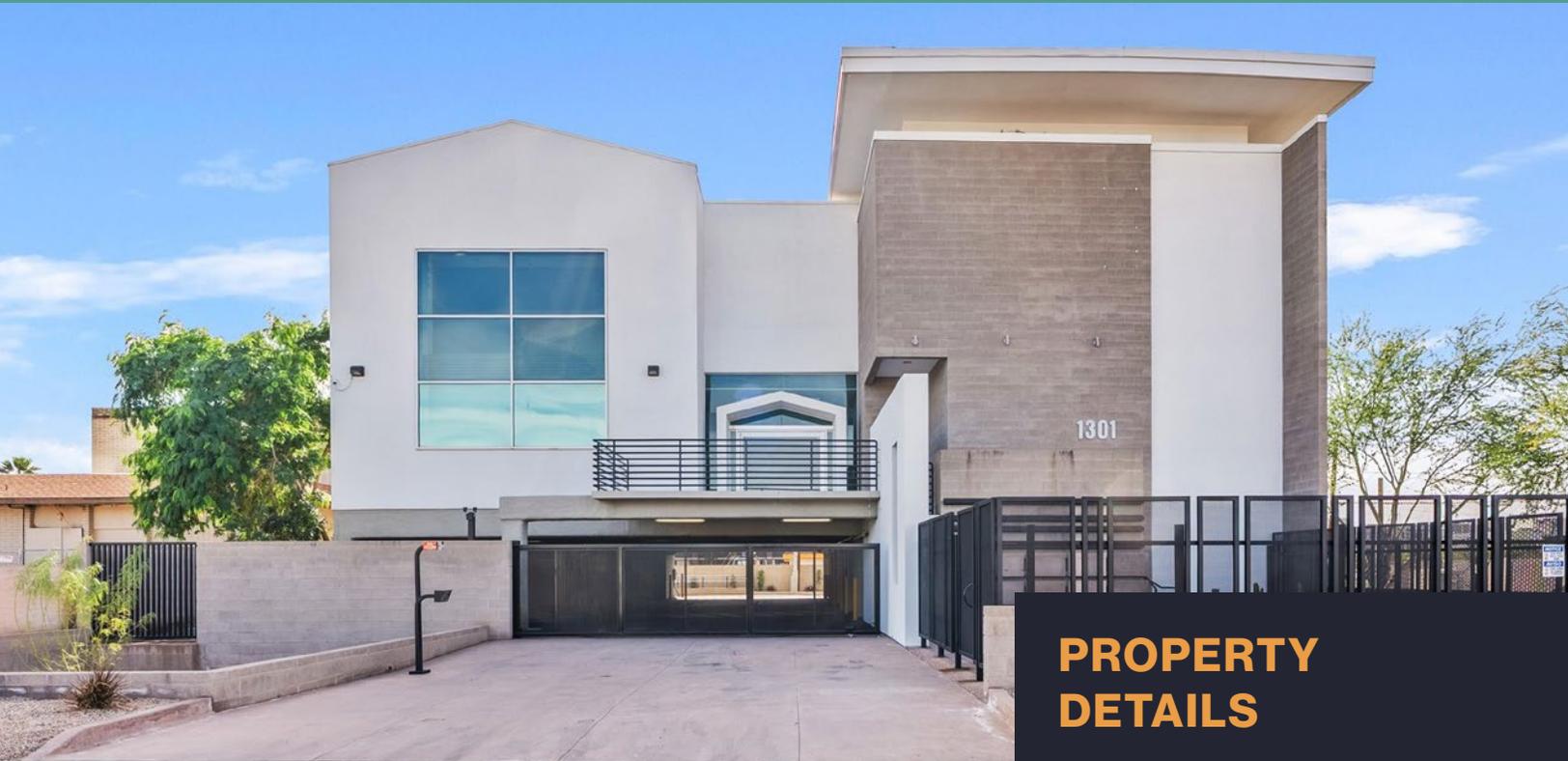
\$3,500,000

SALE PRICE

±14,275 SF

TOTAL BUILDING SIZE

1301 E ALMERIA RD | PHOENIX, AZ 85006



PROPERTY DETAILS

- Owner/User or Lease Opportunity
- Formerly licensed for homeless youth, behavioral health, and education
- Possible uses: recovery classrooms, behavior health, group home, daycare, education, school, etc.
- R-5 Zoning, City of Phoenix
- 0.91/1,000 Parking Ratio
- Built in 2006
- Includes a kitchen with hood, 3 bay sink, and coolers.

contact :



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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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8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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EXECUTIVE SUMMARY

Located at 1301 East Almeria Road in Phoenix, Arizona, this impressive three-story building offers a prime owner/user or lease opportunity.



Built in 2006 with robust block construction, the ±14,275 Sq. Ft. structure features a modern design with extensive glass curtain walls and welcoming skylights. The property is thoughtfully designed with an elevator for accessibility, a fully equipped kitchen, an impressive reception area, and a multitude of versatile bullpen and office spaces. Zoned R-5 in the City of Phoenix, the building is

highly adaptable for a wide range of uses, including schools, medical centers, group homes, or general offices. Strategically positioned within a federal Opportunity Zone, this property presents potential tax advantages, enhancing its investment appeal. Its central location provides convenient access to the I-10 and SR-51 freeways, making it an ideal blank canvas for a user's unique vision.



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PROPERTY HIGHLIGHTS



Strategic & Transit-Oriented Location

Centrally located in Phoenix with convenient access to four major highways (I-10, I-17, SR-51, and Loop 202) within a three-mile radius. Situated just ten minutes from Phoenix Sky Harbor International Airport. Close proximity to Downtown Phoenix, which is teeming with restaurants, bars, and cultural attractions. Near prominent medical and educational institutions, including Banner - University Medical Center (1.5 miles away) and Arizona State University's Downtown Campus (2 miles away).

Versatile Three-Story Building

Features ±14,275 Sq. Ft. of flexible, adaptable space suitable for a variety of needs. Modern 2006 block construction with extensive glass curtain walls and skylights that create a bright, contemporary environment. Includes a fully equipped kitchen, a 2,500 lb capacity hydraulic elevator, and a large reception area.

Ideal Owner/User Opportunity

Perfect for an owner/user seeking a “blank canvas” to customize for their specific vision and requirements. The property's current design as an educational facility showcases its inherent adaptability for various uses.

Flexible R-5 Zoning

The property's R-5 zoning allows for a diverse range of potential uses. Possible uses include, but are not limited to, schools, adult day care centers, general offices, group homes, medical centers, and wellness centers.

Opportunity Zone Advantage

Strategically positioned within a designated Opportunity Zone, the property offers potential tax benefits that enhance its investment appeal.

Secure On-Site Parking

The property includes a total of 13 on-site parking spaces available in a secure, podium-style structure.



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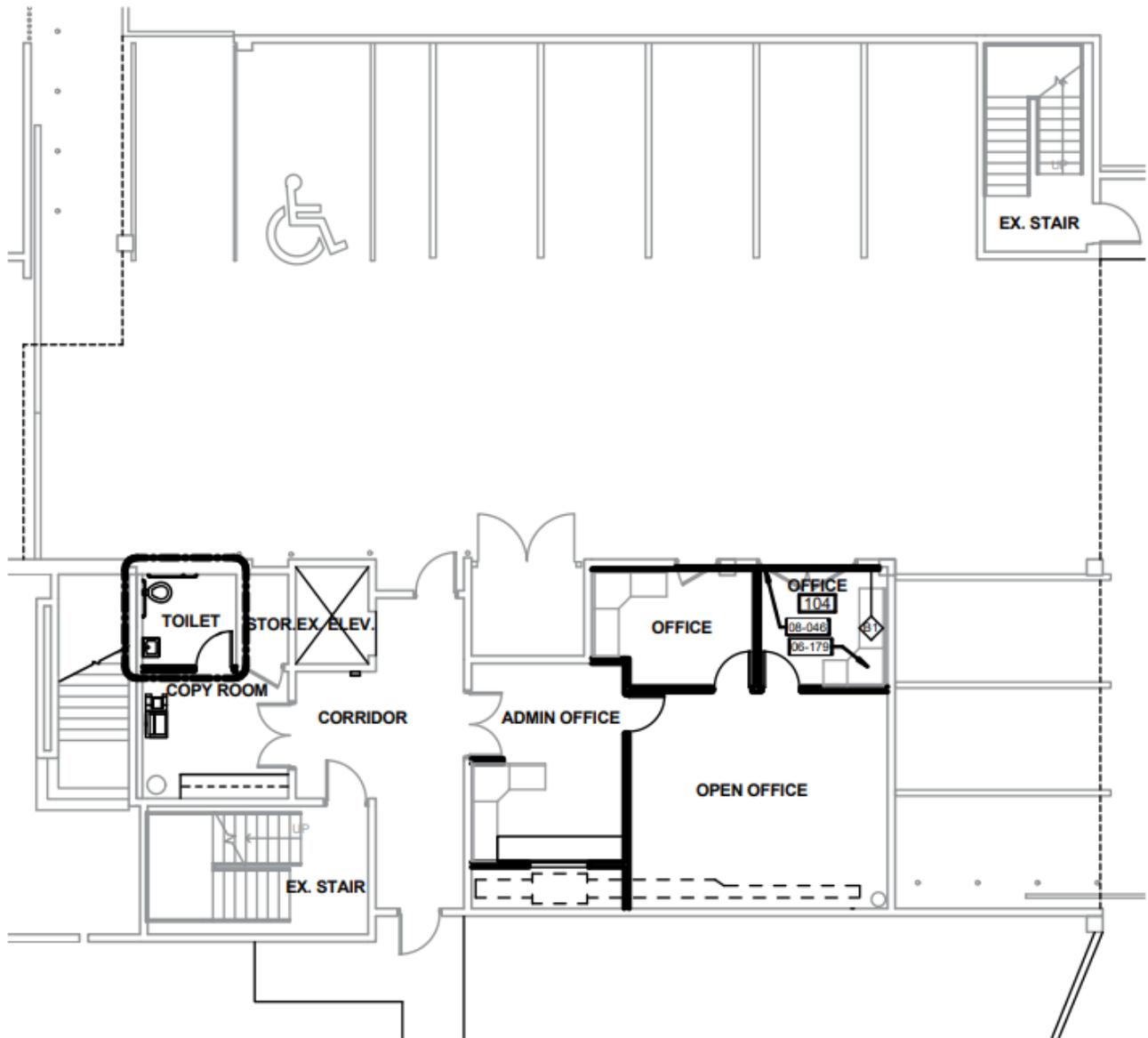
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FIRST FLOOR



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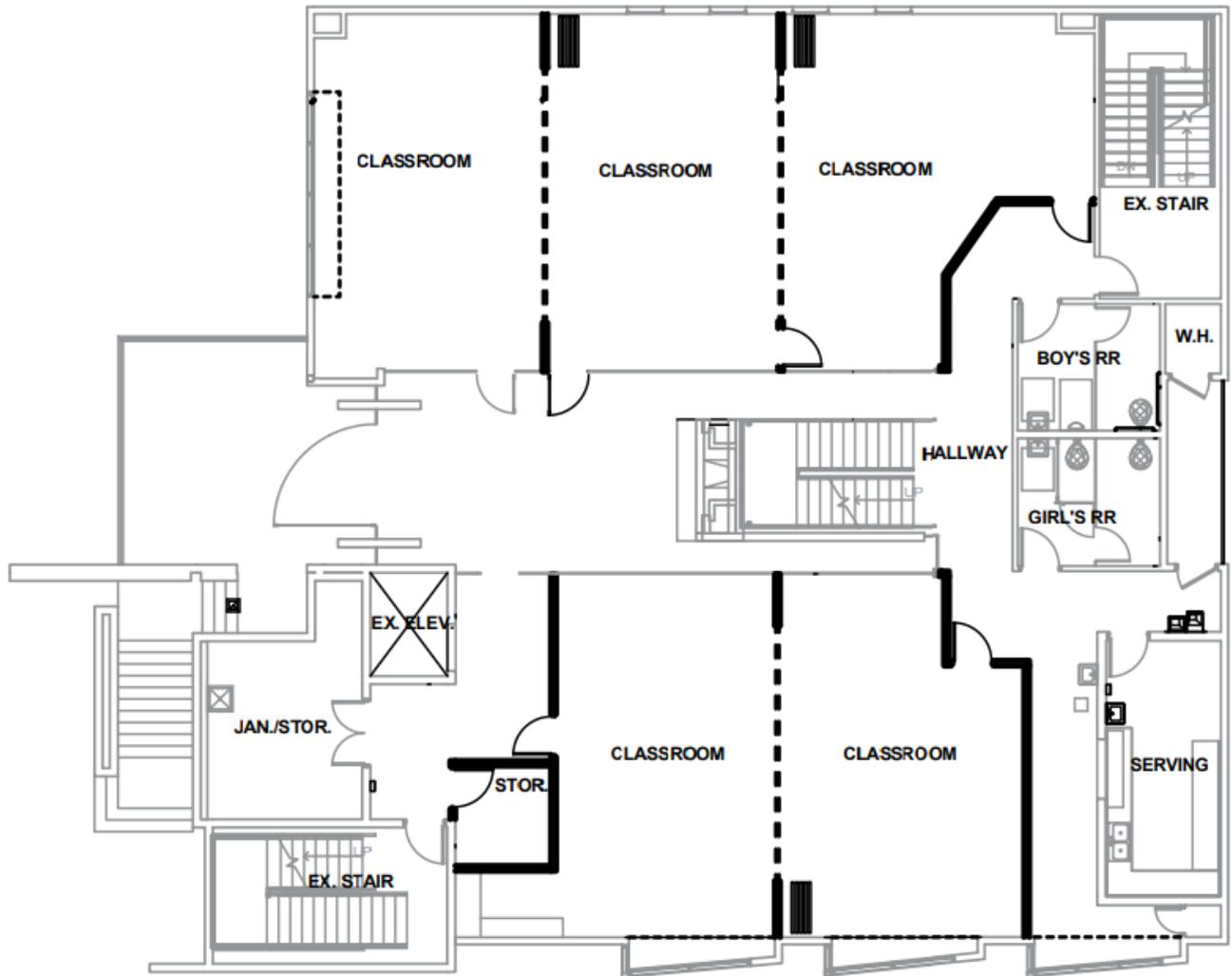
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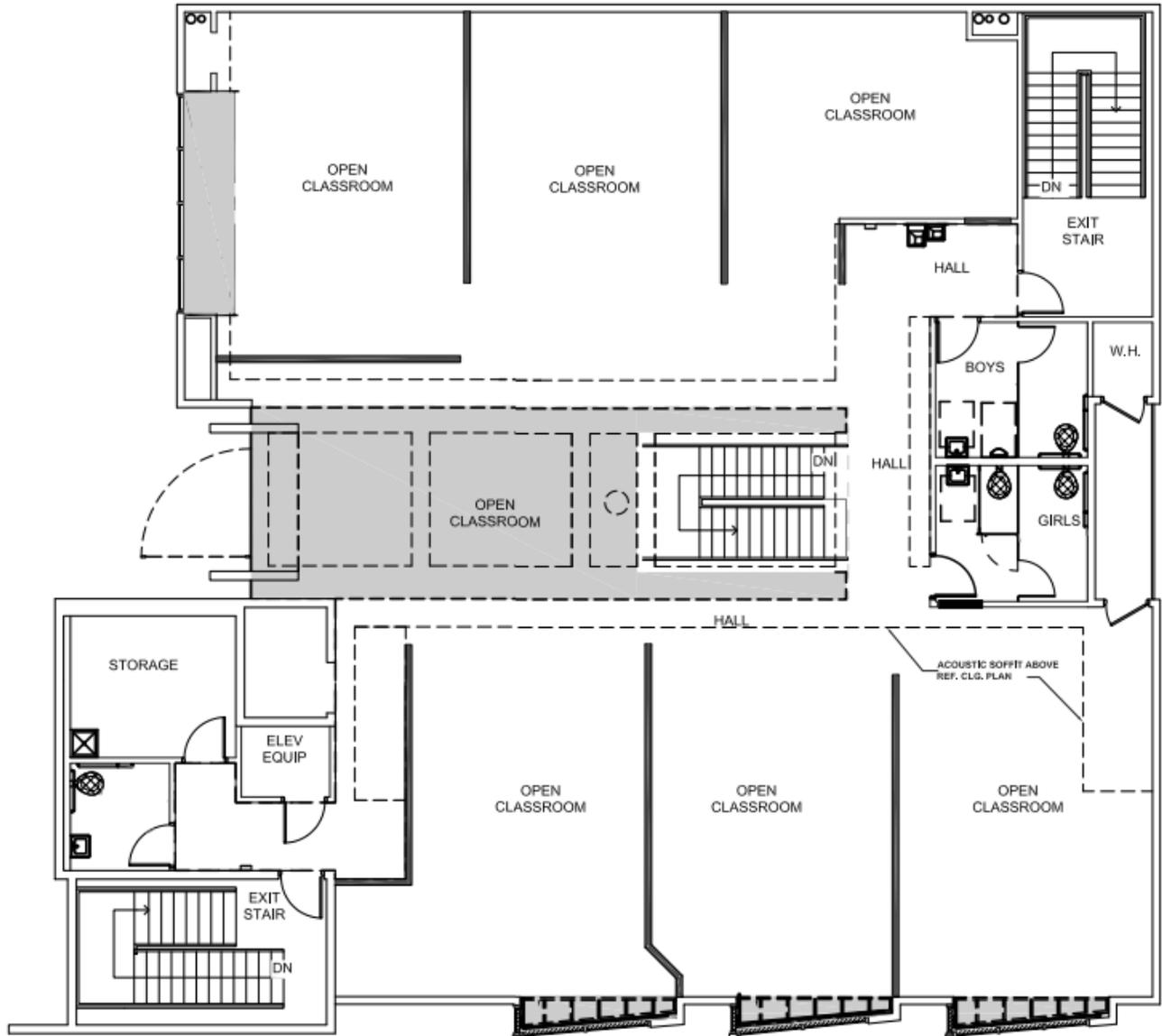
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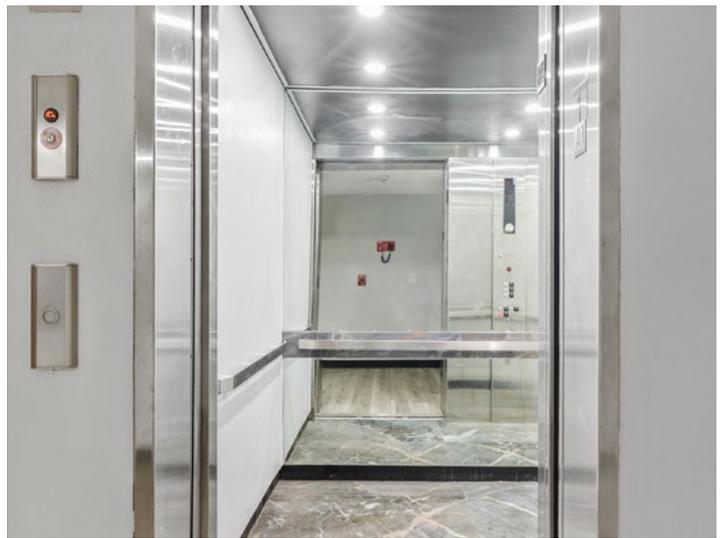
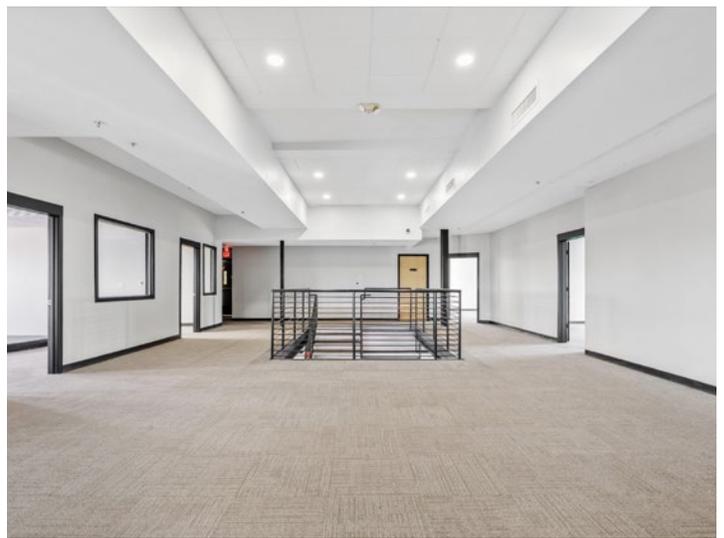
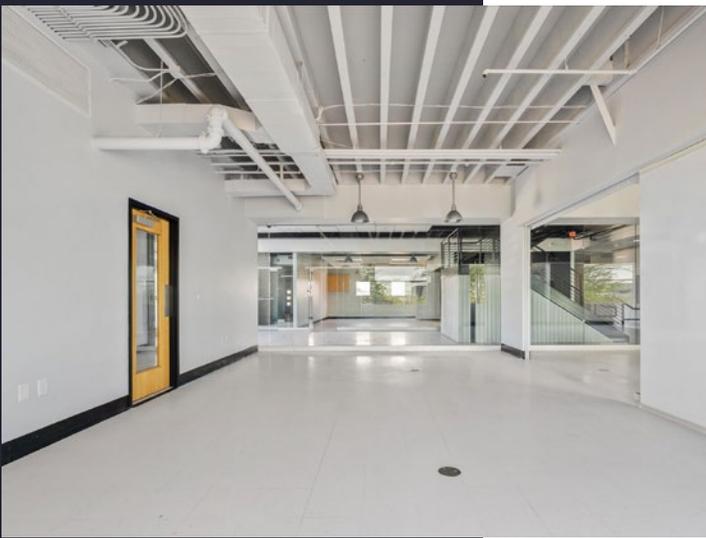
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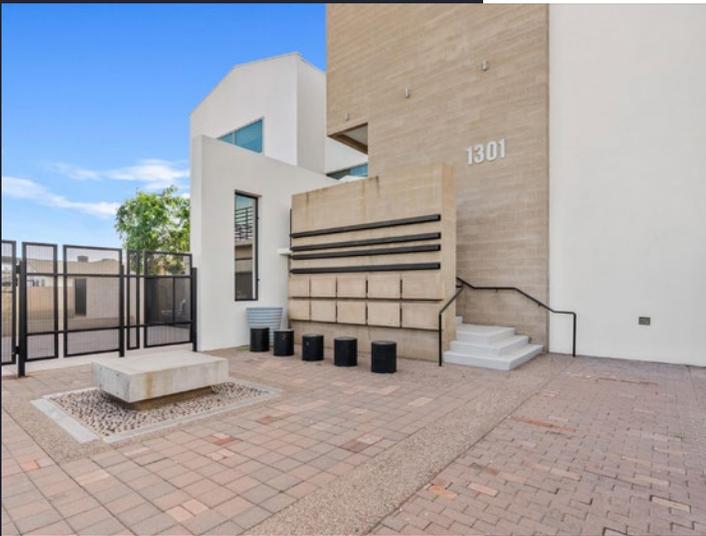
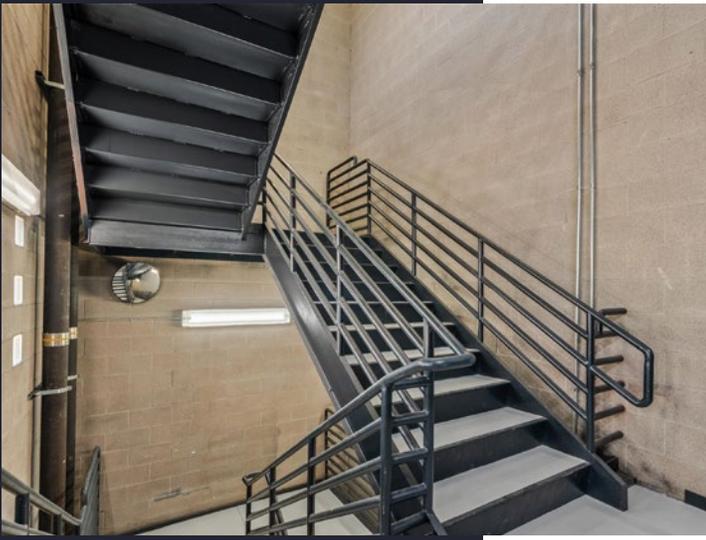
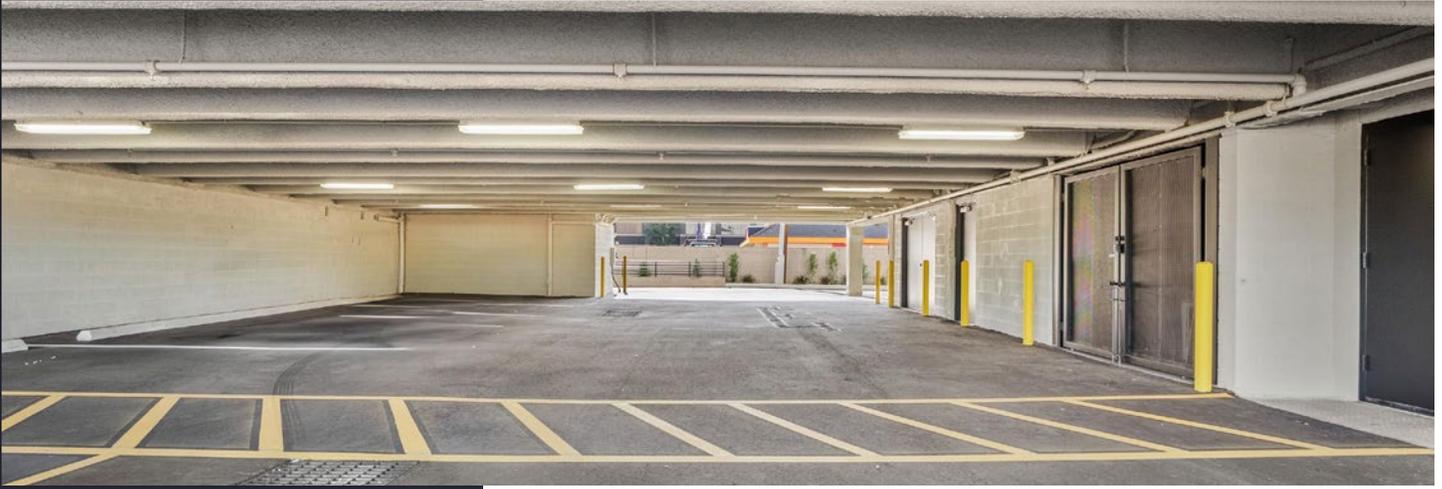
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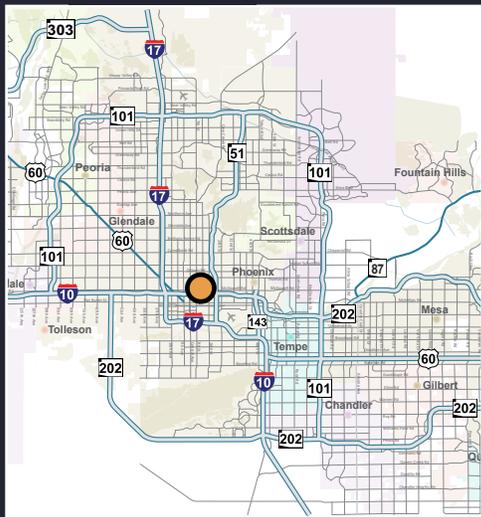
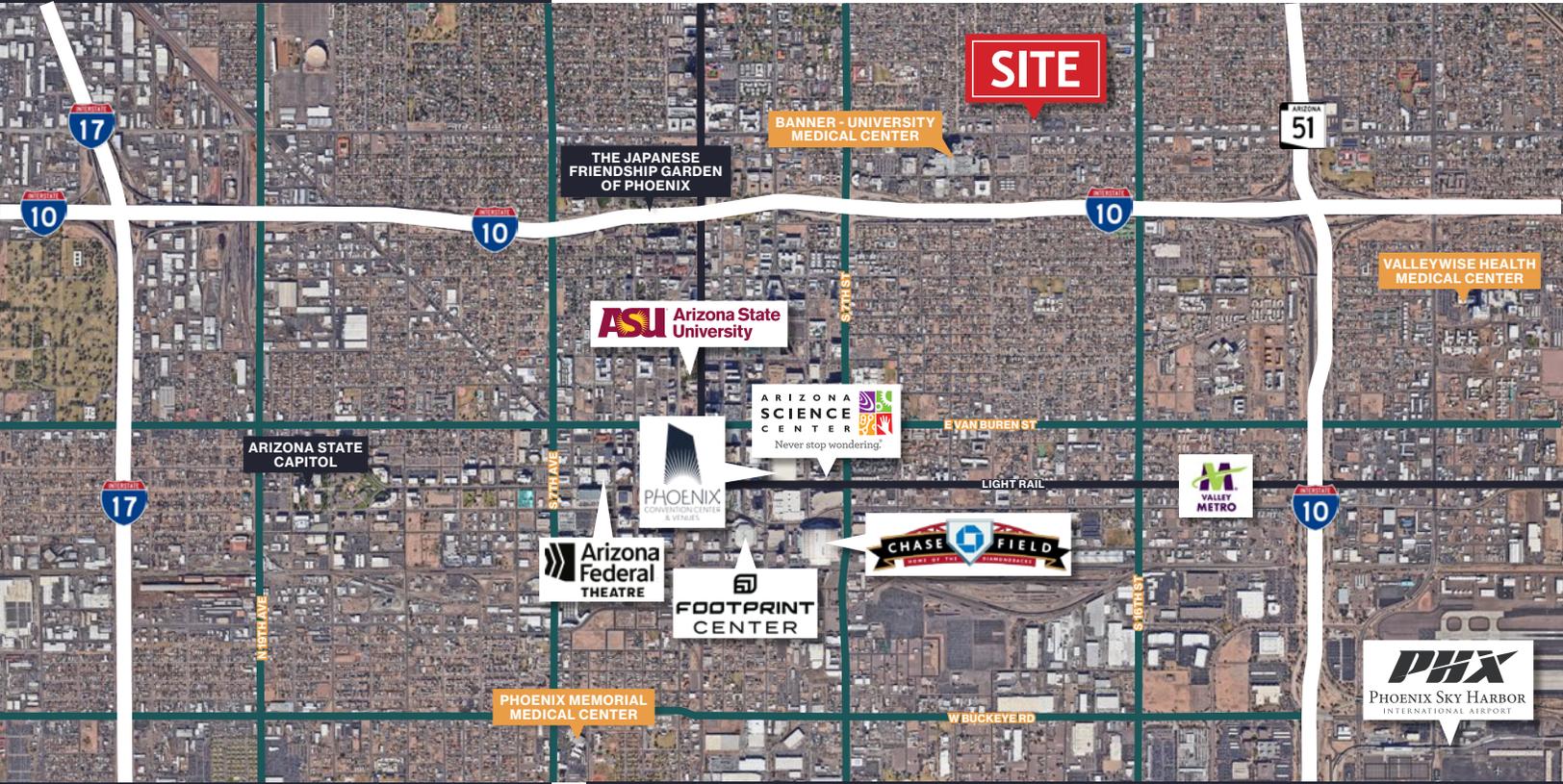
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