

# 0.64 AC INDUSTRIAL OUTDOOR STORAGE SITE/YARD

424 S 31ST AVE | PHOENIX, AZ 85009



W Lincoln St

S 31st Ave

W Harrison St

## FOR SALE

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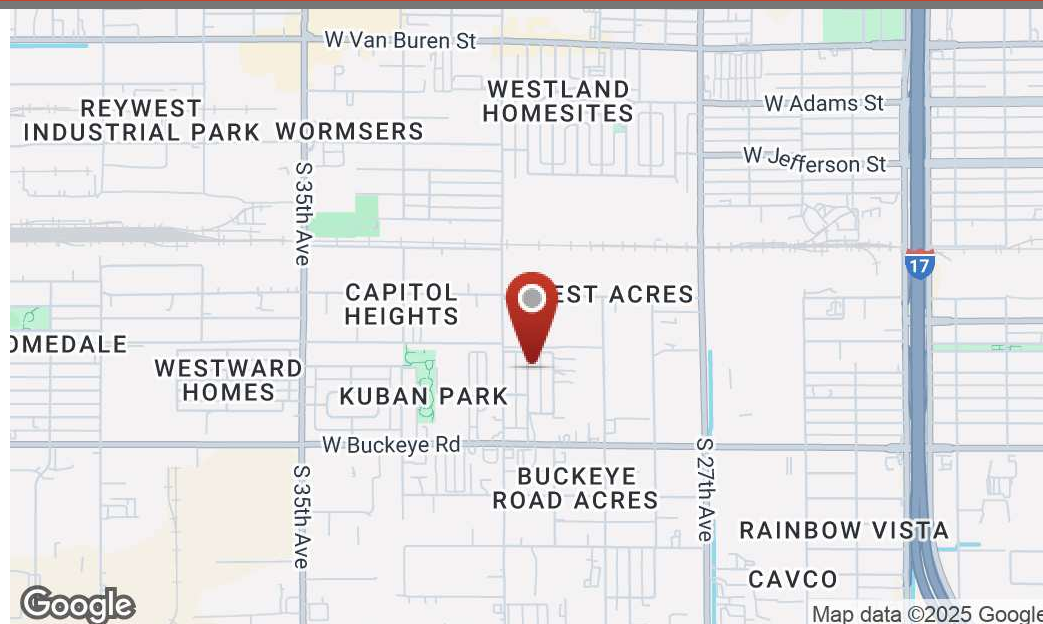




# CENTRAL PHOENIX IOS / CONTRACTOR YARD - READY FOR IMMEDIATE USE

424 S 31ST AVE, PHOENIX, AZ 85009

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$675,000
Canopy Size:	±1,594 SF
Lot Size:	±27,830 SF or ±.64 AC
Zoning:	A-2 (Industrial District), City of Phoenix
APN:	109-56-003-D & 109- 56-003-C

### PROPERTY OVERVIEW

The subject property is an industrial zoned ±0.64-acre outdoor storage site located near the SWC of W Harrison St & S 31st Ave approximately 1.8 miles west of I-17 and 1.7 miles south of I-10. Fully secure with one ingress/egress point along S 31st Ave and utilities to the site, the property features a ±1,200 SF canopy structure and ±394 SF canopy structure.

### PROPERTY HIGHLIGHTS

- Fully fenced and secure with gated access
- New gravel yard base
- APS-confirmed 200A power availability (can be re-established)
- Water active; sewer available at site
- Four trailers included in sale

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# CENTRALLY LOCATED CONTRACTOR YARD NEAR DOWNTOWN PHOENIX

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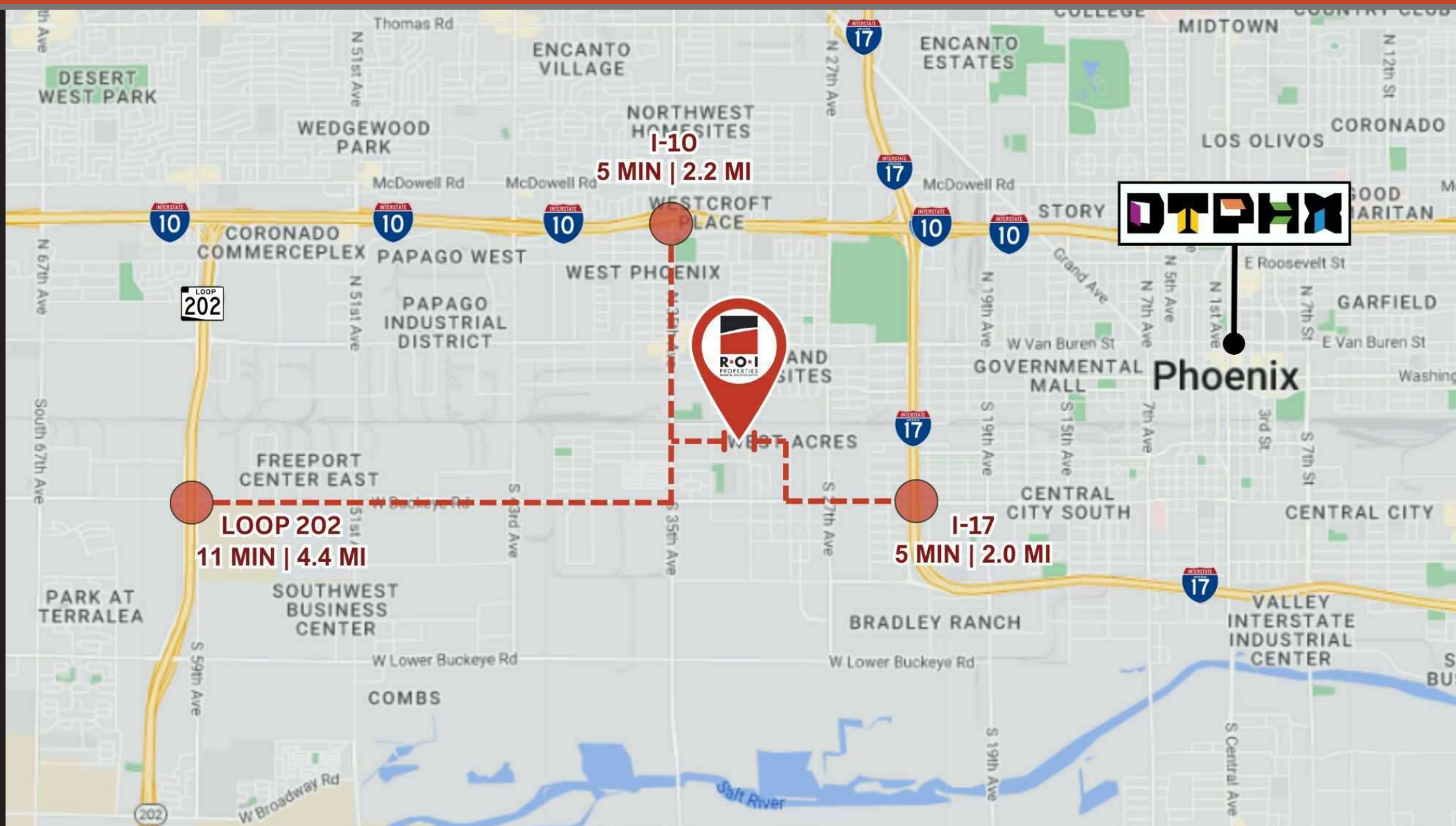




# CONVENIENT ACCESS TO PHOENIX'S FREEWAY SYSTEM

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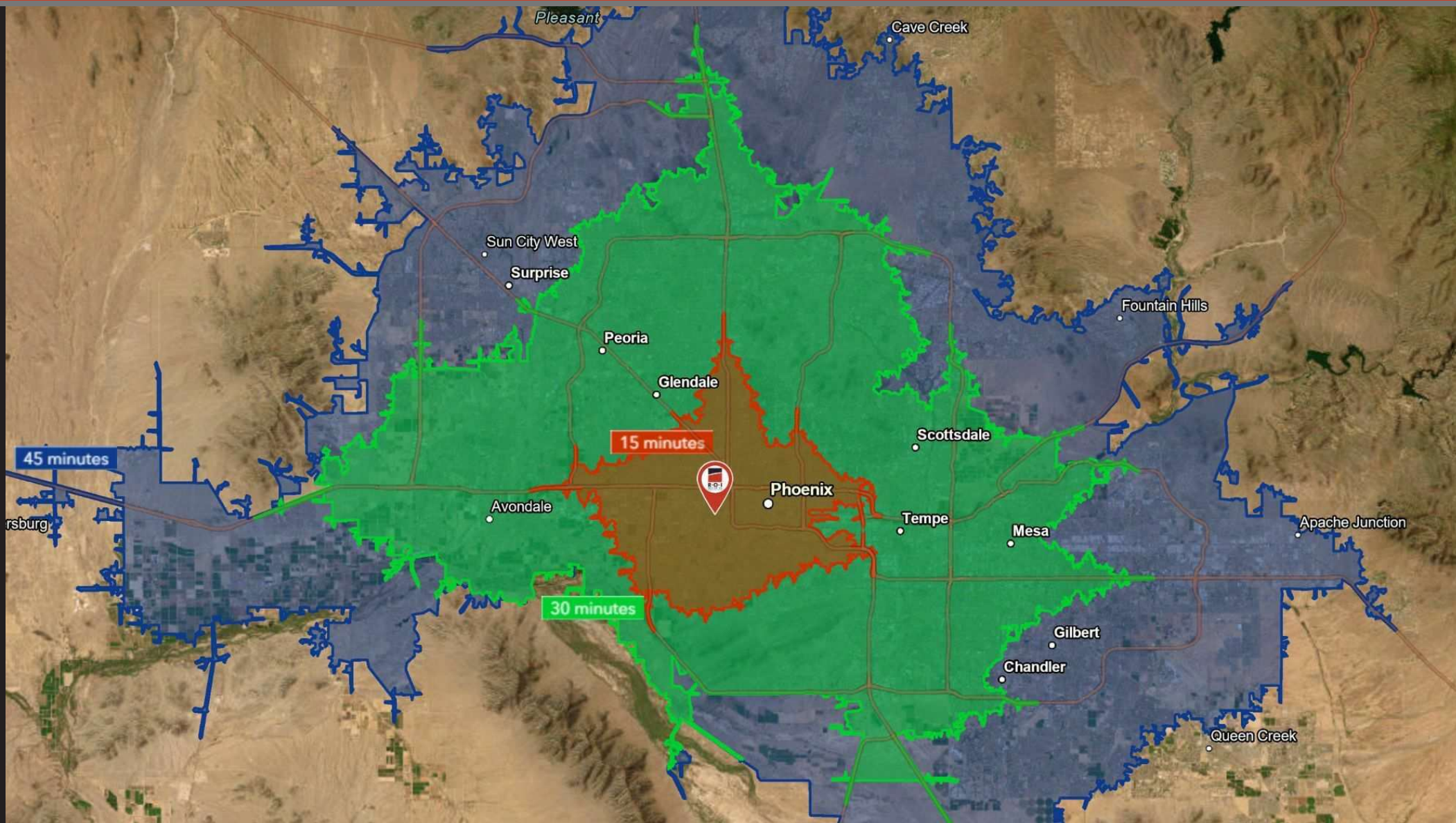




# 15-30 MINUTE DRIVE TO MAJORITY OF VALLEY

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