

1,608 SF OWNER OCC OFFICE FOR SALE IN MIDTOWN

219 E LEXINGTON AVE | PHOENIX, AZ 85012



FOR SALE

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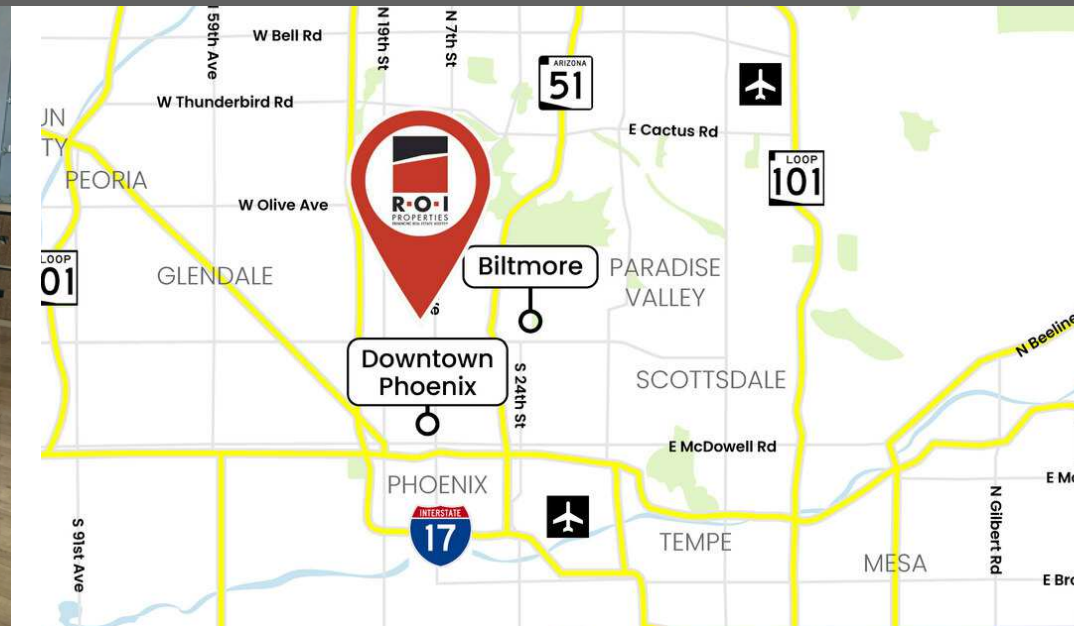
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R.O.I. Properties
3333 E Camelback Rd., Ste 252
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www.roiproperties.com



UNIQUE RECENTLY RENOVATED OO OFFICE BLDG FOR SALE IN MIDTOWN

219 E LEXINGTON AVE, PHOENIX, AZ 85012
FOR SALE



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	6,384 SF
Building Size:	1,608 SF
Lot Size:	6,384 SF
Zoning:	R-5

PROPERTY OVERVIEW

Located in the heart of Midtown, R.O.I. Properties is pleased to present a recently renovated single-story 1,608 SF office building for sale. The property is situated between 3rd St and Central Ave, just south of Osborn Rd, located within the Midtown Focus Area for Economic Development and the Reinvent PHX Midtown District. The property's current and future corridor characteristics, heading along 3rd St from Indian School Rd to Roosevelt St, is primed to be a "signature street that supports a live, work, play, mixed-use district" per the City of Phoenix. This property is ideal for general office users, medical office users, or special use groups looking to be in an urban redeveloping part of the valley.

PROPERTY HIGHLIGHTS

- Consisting of a reception area, four private offices, one restroom, storage areas, and a break room.
- Located within the Midtown Focus Area for Economic Development and the Reinvent PHX Midtown District.
- Conveniently located near restaurants, transportation, and shopping

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RECENTLY RENOVATED HIGHLY FUNCTIONAL OFFICE FOR MEDICAL AND TRADITIONAL OFFICE USES

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FOR SALE

1. New Bike Infrastructure
2. Slower, safer streets
3. Upgraded Street Lighting
4. Areas of improved, expanded on-street parking
5. Areas for pedestrian and landscape improvements



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RETAIL, MODERN RESTAURANTS, & MEDICAL / TRADITIONAL OFFICE USERS NEARBY

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