EXECUTIVE SUMMARY | GRANT STREET ASSEMBLAGE



OVERVIEW

Offering Price Total Acreage Zoning Height Allowed Density Opportunity Zone \$19,500,000 3.17 DTC-WARE 120' Unlimited Yes Contraction (

PROPERTY HIGHLIGHTS

- Location, Location: Located in the Increasingly Popular Warehouse District Area of Downtown Phoenix
- Walking Distance to the Footprint Center, Chase Field, Convention Center, & the Business & Government Cores of Downtown Phoenix
- Close Proximity to Public Transit, Including Bus & Light Rail Stops – Roughly One Block Away From a New South Line Light Rail Stop, Projected to Open in 2025
- Over 32,000 SF of Building Space / Rentable / Usable SF: Including a 27,572 SF Irreplaceable Epic Brick Warehouse Building With Substantial On-Site Parking

- Massive Development Potential With Over Two Acres of Underdeveloped Land, Total Land of 138,184 SF
- Flexible Zoning Allows for Commercial, Multifamily, Hospitality, & More
- Covered Land Play Potential With Two Existing Businesses Currently Operating On-Site: Warehouse 215 (Events Space) & M-Culinary (Commercial Kitchen Catering Business)
- Approximately \$2M in Recent Renovations & Capital
 Improvements

GRANT STREET ASSEMBLAGE



APN#	LOT NAME	LOT SF	ZONING	BUILDING SF	TOTAL SF
112-26-164	Warehouse Lot	48,031	DTC-WARE	27,572	40,560
112-26-165	215 Lot 1	54,938	DTC-WARE	4,800	20,608
112-26-166A	215 Lot 2	35,215	DTC-WARE		20,608
TOTALS / AVERAGES		138,184		32,372	61,168

PHOENIX LAS VEGAS SAN DIEGO TUCSON

PRIMARY LISTING ADVISORS

ALEX GAMBOA SENIOR VICE PRESIDENT 203.645.7371 alex.gamboa@abimultifamily.com LIC # AZ: SA710854000

JOHN KLOCEK VICE PRESIDENT 602.344.9258 john.klocek@abimultifamily.com Lic # AZ: SA657592000

PATRICK BURCH

602.344.9197 patrick.burch@abimultifamily.com Lic # AZ: BR515118000



DISCLAMER (© 2024 ABI Multifamily) All information provided in reference to the property has been collected from sources deemed reliable. However, no representations or warranties are made as to the accuracy of said information. In addition, no warranty or representation is extended to encore, ornisions, charge of price or other conditions. Any projections, estimates, opinions, financial or other assumptions are provided for example purposes and do not represent current or future performance of the property. Please consult with your legal, financial and tax professionals to make any determination regarding whether the property is altable for your needs and purposes.