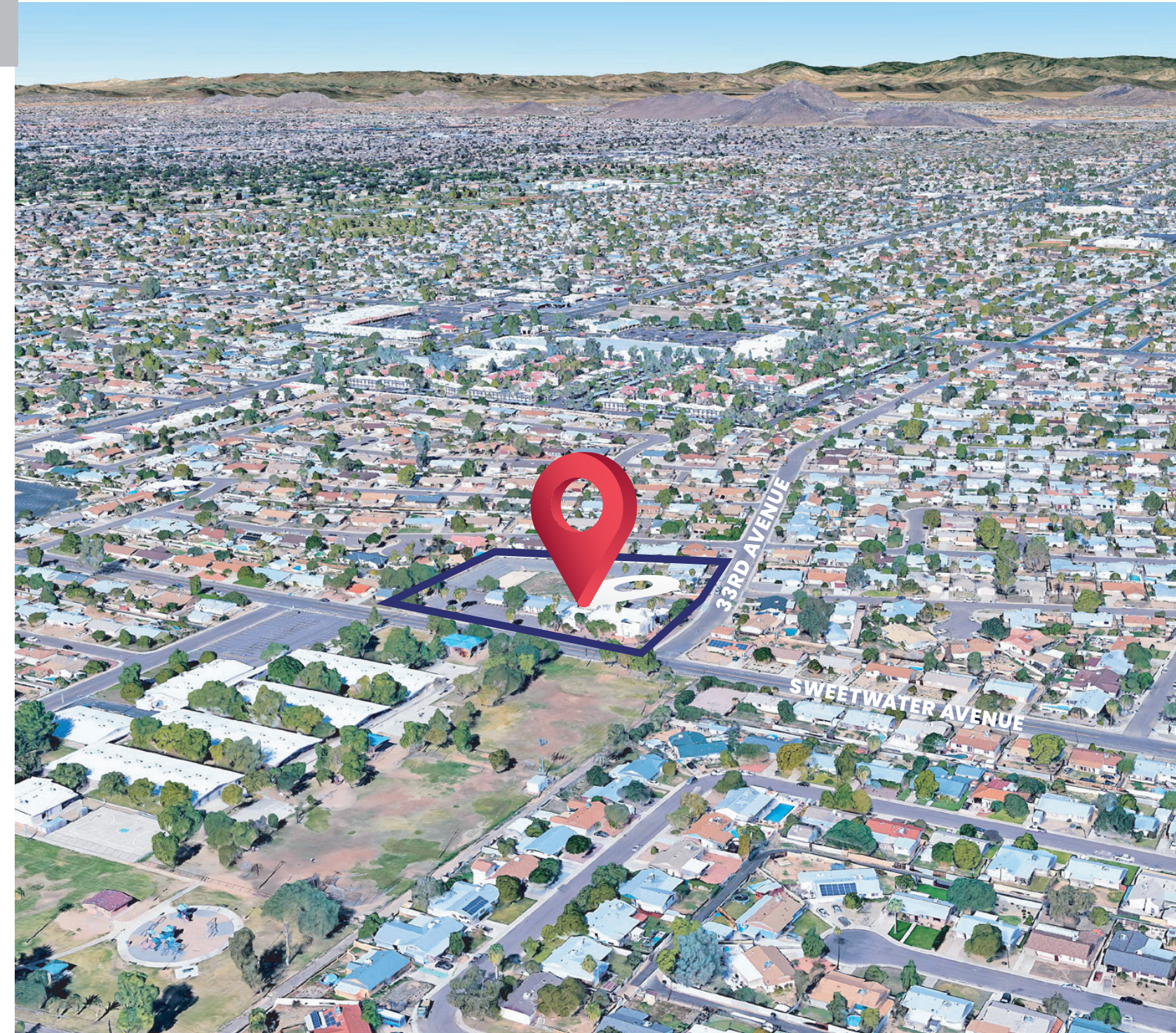
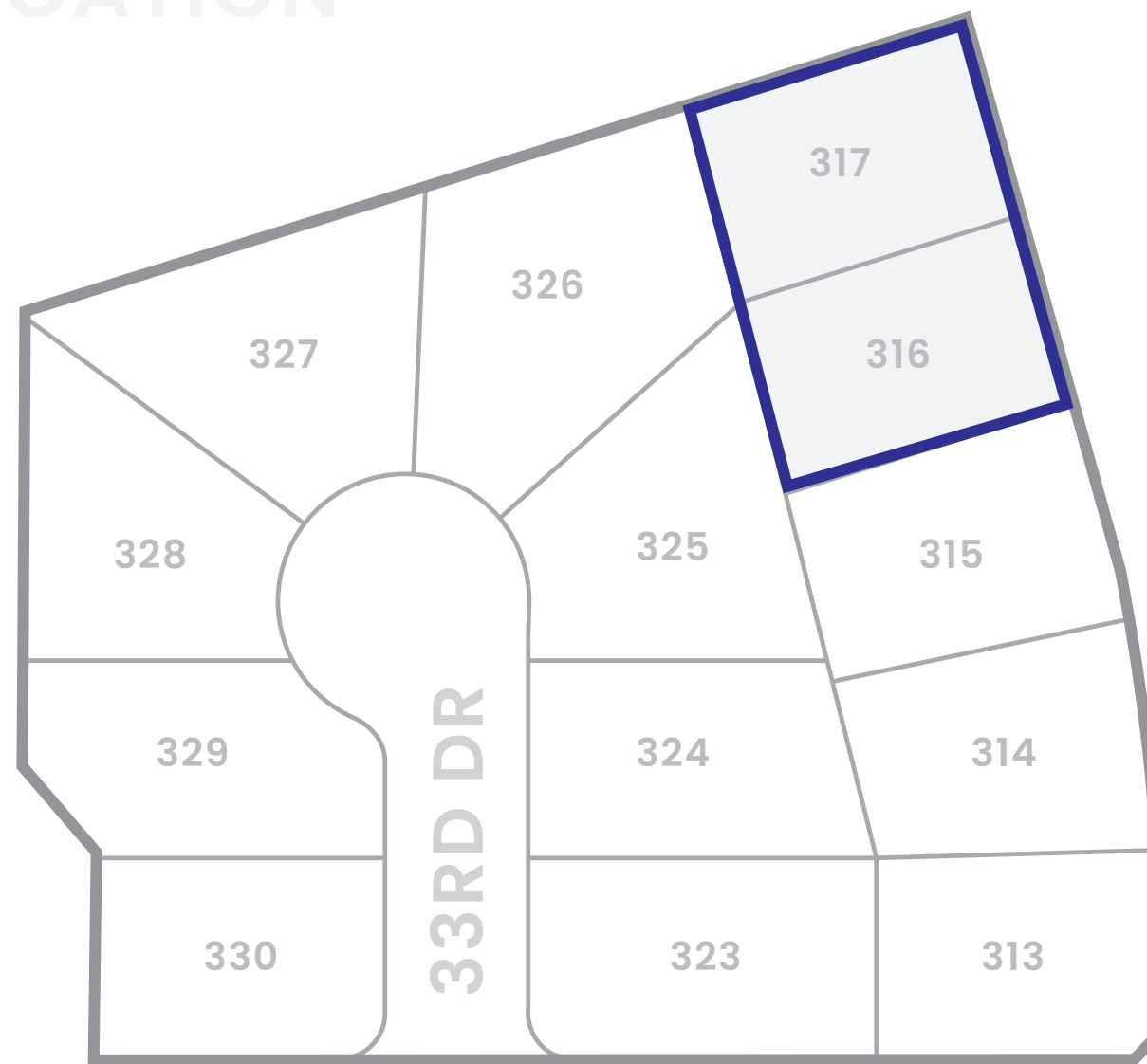


LOCATION



DEVELOPMENT POTENTIAL IN A WELL-ESTABLISHED URBAN AREA

Garette Golding
Broker

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Garette.Golding@expcommercial.com



13002 NORTH 33RD AVENUE

PHOENIX, AZ 85029

Broker: Garette Golding

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EXP COMMERCIAL

OVERVIEW

Located at 13002 North 33rd Avenue, this property spans approximately 2.74 acres and currently operates as an active church facility. It sits at the intersection of 33rd Avenue and Sweetwater Avenue in Phoenix, Arizona, offering convenient access to the I-17 freeway. The property is situated within a well-established residential neighborhood composed primarily of single-family homes. At present, the site is occupied by Victory Outreach North Phoenix and includes 2 single family homes that can be renovated or demolished. Directly across the street is Sahuaro School, a comprehensive elementary school serving the local community.

This property presents a strong redevelopment opportunity. Potential uses include single-family housing, a senior living community, and/or a daycare or childcare center.

HIGHLIGHTS

- Redevelopment Opportunity
- Easy Access off of Interstate I-17
- Great Neighborhood Feel
- Zoned R1-8, Phoenix
- Parcels: 149-35-148, 149-35-163A

EXECUTIVE SUMMARY

SALE PRICE	\$2,400,000
BUILDING SIZE	+/- 17,000 SF
PARCEL SIZE	+/- 2.74 Acres
YEAR BUILT	1976
PARKING RATIO	7.47/1,000 SF
ZONING	R1-8, Phoenix
CROSS STREETS	Sweetwater & 33rd Avenue

