

Phoenix Commercial Land for Sale

2725 N. 34th Drive | Phoenix, AZ 85009

Ismail Abushanab

(602) 284-0469

ismail.azrealtor@gmail.com

License #: Sa699612000



Just south of the intersection of 35th Ave and Thomas the 1.08 acre site is ideal for several uses. The site is zoned commercial.



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PROPERTY SUMMARY

Offering Price	\$899,000.00
Lot Size (Acres)	1.08
Parcel ID	108-10-130E
Zoning Type	Commercial
County	Maricopa

INVESTMENT SUMMARY

This commercial Land offers an investor or developer the opportunity to own property at arguably the best intersection in the state of Arizona. Just south of the intersection of 35th Ave and Thomas the 1.08 acre site is ideal for several uses. The site is zoned commercial and could be used for anything from auto repair, car wash, fast food, medical, restaurant, retail, office, laundromat, and many more other uses. This land is an investors dream.



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INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility
- Densely populated area
- Over 217' frontage on 35th Avenue
- Zoned C-2 which offers many uses
- Seller financing available

LOCATION HIGHLIGHTS

- One of the fastest growing cities in Arizona in a dense residential neighborhood
- One of the busiest intersections in the greater Phoenix area with over 60,000 vehicles per day
- Over 82k residents in a 2 mile radius



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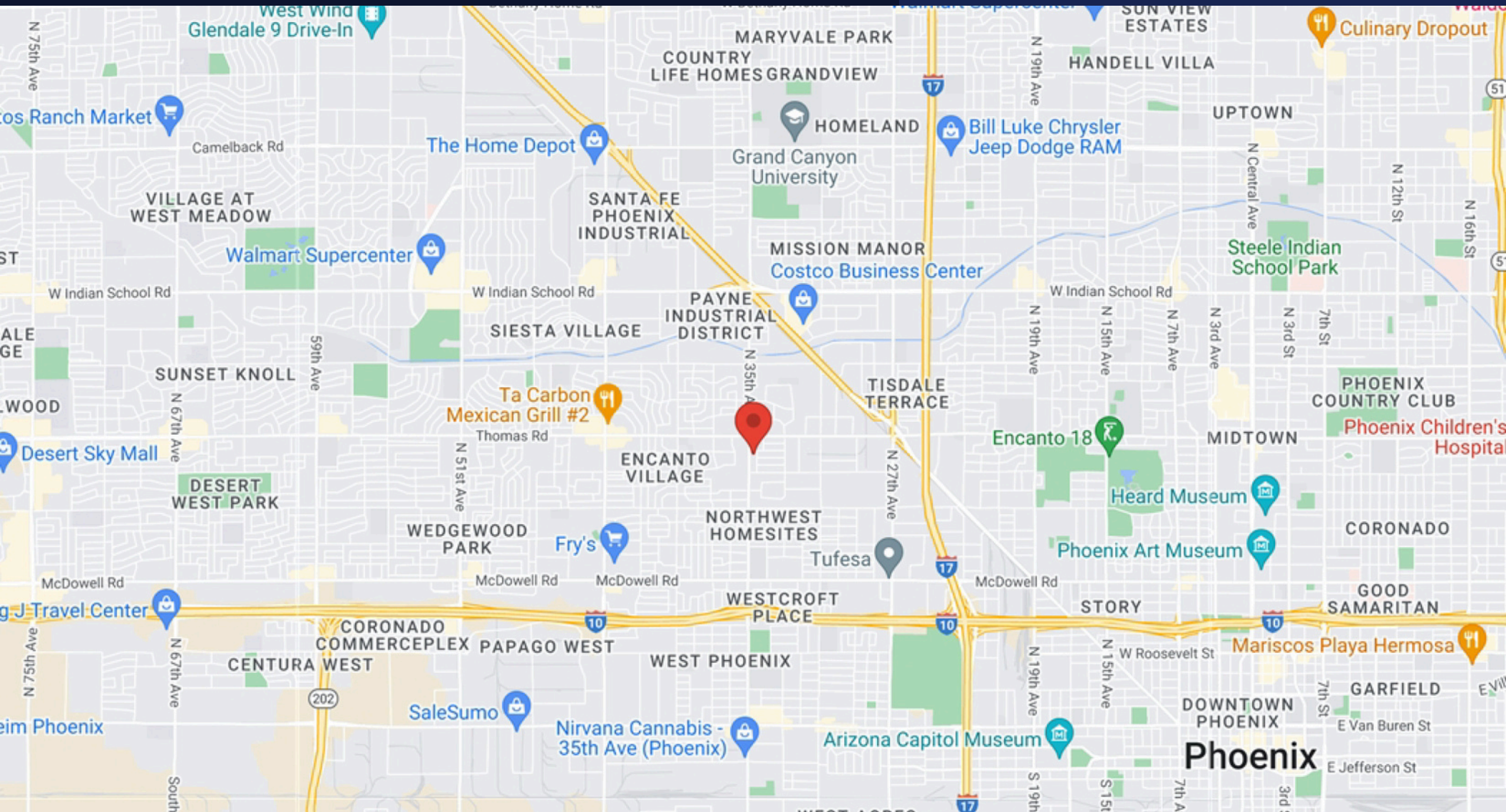
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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE AMERICAN REALTY BROKERS ADVISOR FOR MORE DETAILS.



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