



For Sale ±2,412 sf

# 4445 N 24th Street

Phoenix, AZ 85016

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# Property Highlights

**Location** 4445 N 24th Street, Phoenix, AZ  
South of the SEC of 24th Street and  
Campbell Avenue

**Building Size** ±2,412 sf

**APN** 163-07-092A

**Zoning** C-2

**Year Built** 1945

**Site Area** 9,449 sf

**Property Tax** \$6,894.62 - 2024



Great exposure - signage fronting 24th St



Built by Lon Megargee, also known for  
the building "Lon's at the Hermosa Inn"



Secured parking; 10 spaces,  
majority covered



One of a kind opportunity in  
Camelback Corridor!



Traffic counts per day 24th St & Campbell Ave  
31,924 (2018)

Sale Price  
**\$940,000**  
(\$389/sf)

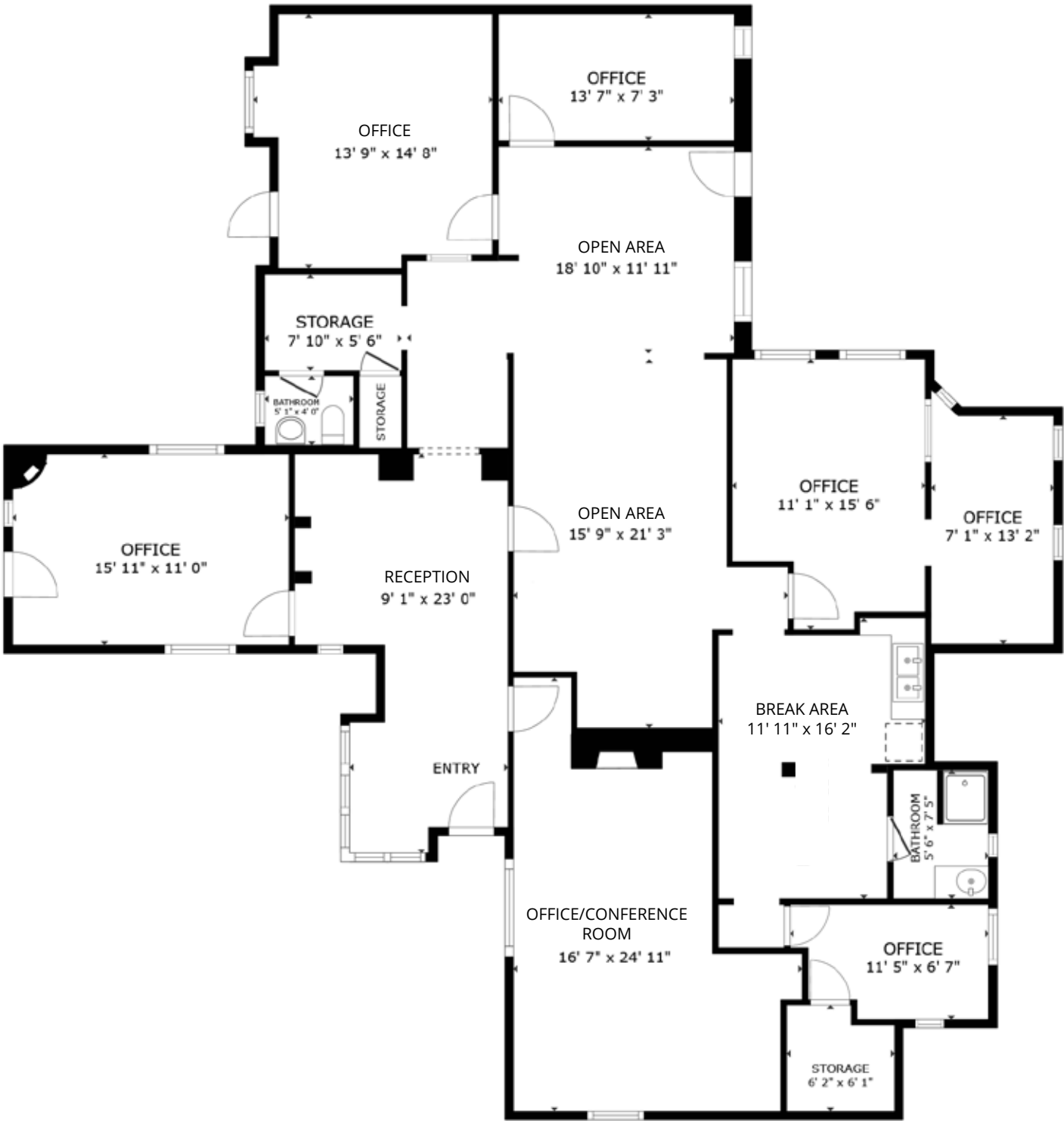






Take a Defurnished  
Virtual Tour

The "defurnish" feature uses AI technology to generate content based on the input provided. Please note, it is an AI-generated approximation and may not perfectly reflect the actual space due to limitations of the technology.





4445 N 24th Street

## 3-mile Demographics



Estimated  
population  
**148,919**



Projected  
population 2028  
**153,295**



Average  
home value  
**\$577,145**



Daytime  
population  
**145,405**



Over **40**  
restaurants  
and **6** hotels



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