

5229 N. 7TH AVENUE | PHOENIX, ARIZONA 85013

# OWNER/USER OFFICE OPPORTUNITY AVAILABLE FOR SALE



**+/- 1,006 SF ALSO  
AVAILABLE FOR LEASE**

**Chad Nepl**

Senior Vice President  
602.695.4909  
cnepl@citywidecre.com

**Vince Utucu**

Sales & Leasing  
773.807.6674  
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# PROPERTY DETAILS

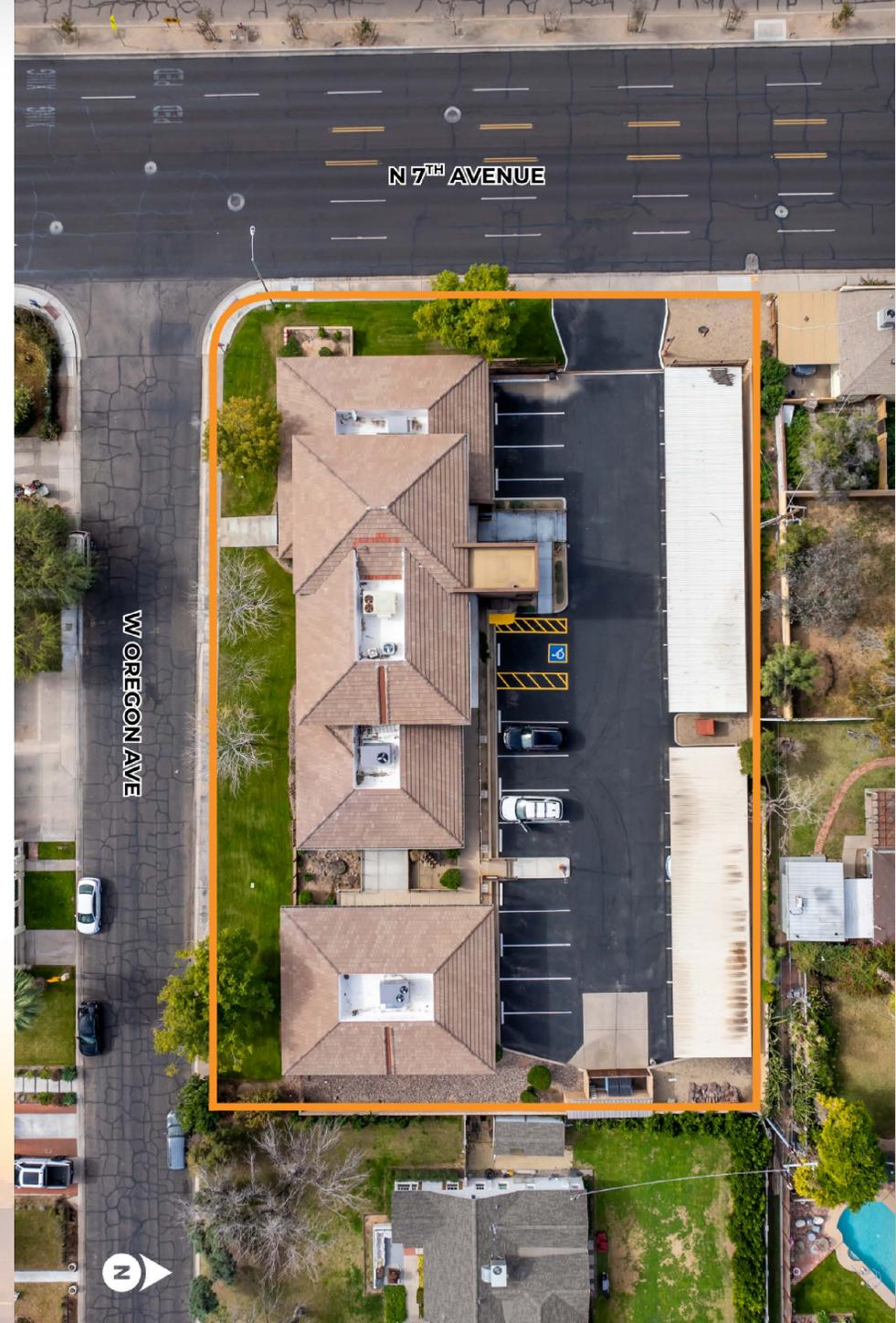
- +/- 8,514 Square Feet Total
- Multiple Buildings, One 2-Story Building
- Sale Price: \$3,000,000 (\$352/SF)
- 1,006 SF Suite Available for Lease (\$2,100/Month, Gross)
- Tenant Income Through 2026
- 0.37 Acre Lot
- Parking Spaces: 19 Covered, 15 Uncovered
- APN #'s 162-27-077A & 162-27-080
- Built in 1982
- N/NEC 7th Avenue & Camelback Road
- Close Proximity to I-17 & SR-51
- COHP Zoning (Commercial Office Historic Preservation)

## Chad Nepl

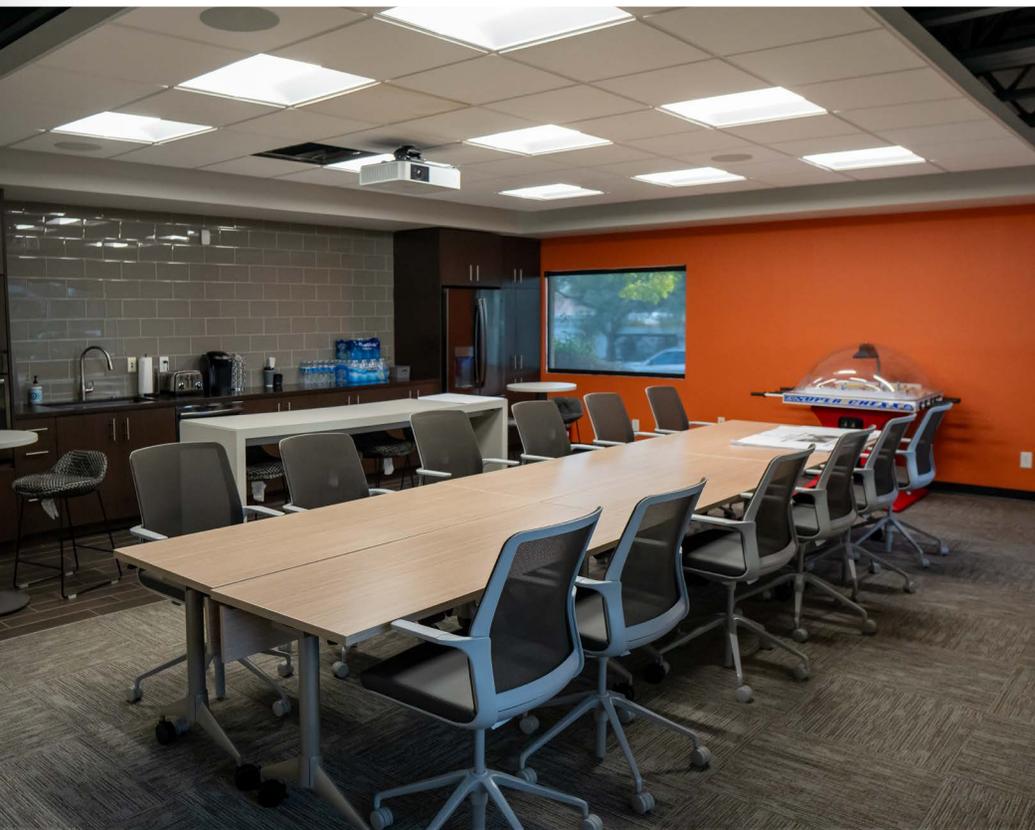
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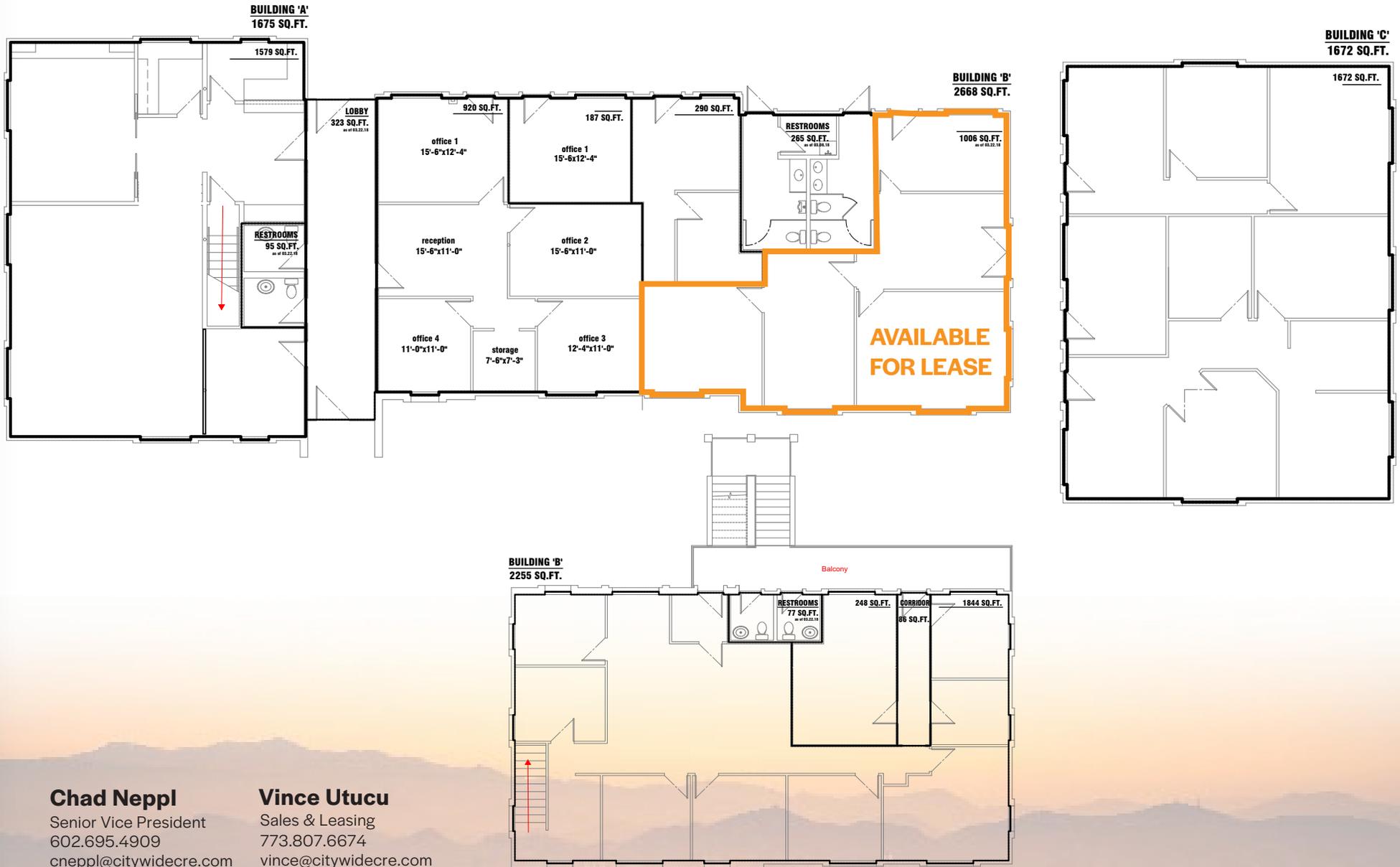








# SITE PLAN



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