



Freestanding Neighborhood Office Building

3120 N 44TH ST | PHOENIX, AZ 85018

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 3120 N. 44th Street, a charming freestanding office building located in the highly sought-after Arcadia neighborhood. Originally constructed in 1952 as a single-family residence and thoughtfully converted to office use and renovated in 2012, the ±1,200 square foot property blends distinctive character with a tastefully updated interior, creating a warm and inviting alternative to conventional office space ideal for an owner/user seeking a true neighborhood office.

Perfectly positioned just off 44th Street and surrounded by an established residential setting, the property sits moments from the heart of Arcadia. An abundance of nearby retail and restaurant amenities places premier dining, shopping, and everyday conveniences within immediate reach, delivering a rare combination of charm, accessibility, and location in one of Phoenix's most desirable corridors.

PROPERTY HIGHLIGHTS

- Rare Owner/User Opportunity with Distinctive Neighborhood Charm
- Tastefully Updated Interior Featuring Warm, Inviting Finishes
- Convenient Pull-up Parking for Easy Access
- Prime Arcadia Location with Monument Signage on 44th Street
- Amenity-rich Area with Abundant Retail Shopping and Dining in Close Proximity



OFFERING SUMMARY



Sale Price: \$695,000 (\$579.17/SF)



Building Size: ±1,200 SF



Lot Size: ±8,969 SF



Year Built: 1952/2012



Zoning: RO, City of Phoenix
[Click Here to View Zoning](#)



Parking: 5 Spaces,
Additional Street Parking



2025 Taxes: \$3,573.40 (\$2.98/SF)



Parcel Numbers: 127-12-083



FLOOR PLAN - ±1,200 SF

 VIEW VIRTUAL TOUR



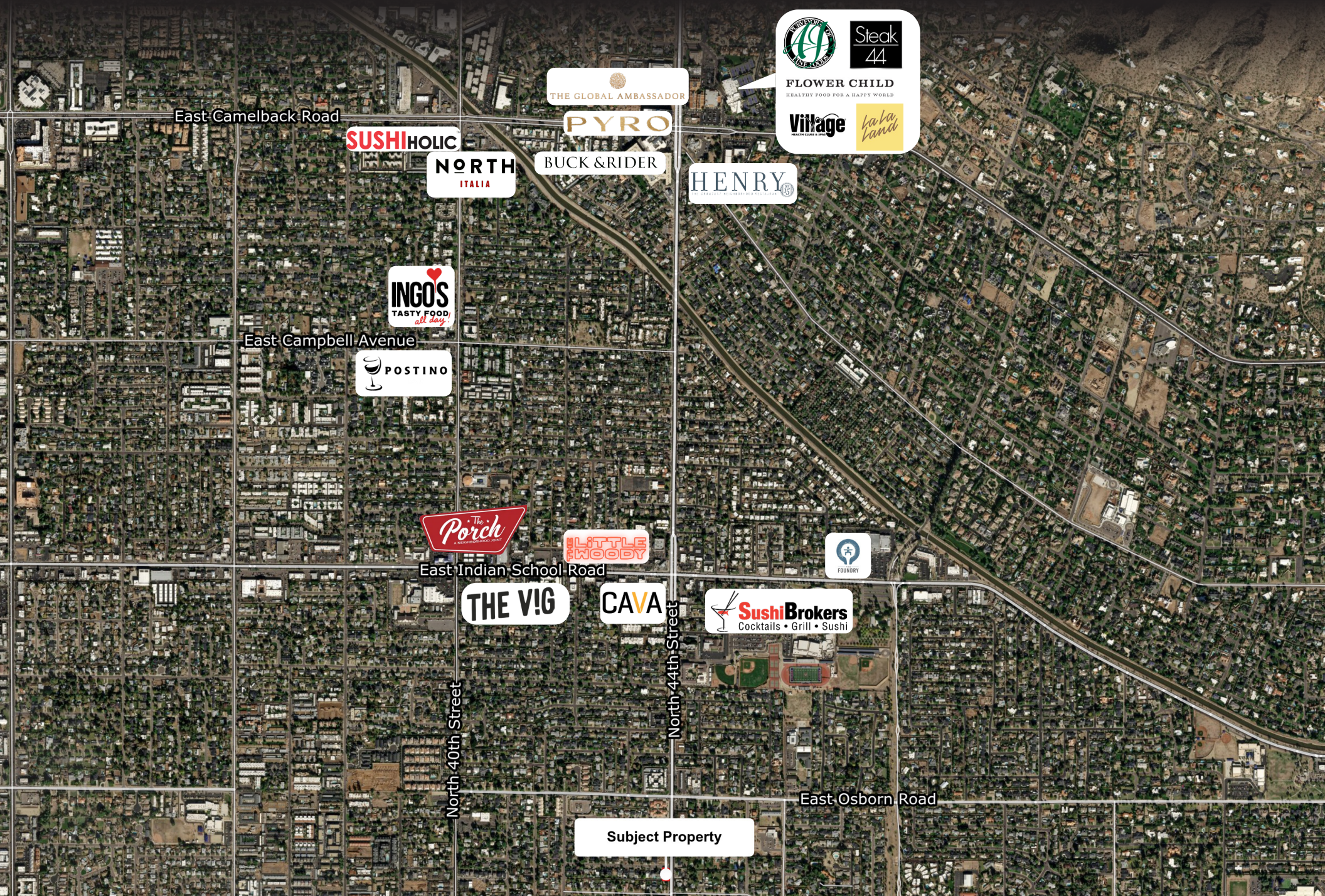
INTERIOR PHOTOS



PROPERTY EXPENSES

3120 N 44TH STREET - ESTIMATED PROPERTY EXPENSES			
Property Square Footage: ±1,200 SF			
	Annual	Monthly	Per SF
Property Taxes (2025)	\$3,573.40	\$297.78	\$2.98
Property Insurance	\$2,787.00	\$232.25	\$2.32
Landscaping	\$2,875.00	\$239.58	\$2.40
Electric	\$2,033.00	\$169.42	\$1.69
Water, Sewer, Trash	\$1,535.00	\$127.92	\$1.28
Pest Control	\$1,486.00	\$123.83	\$1.24
Southwest Gas	\$338.00	\$28.17	\$0.28
Total	\$14,627.40	\$1,218.95	\$12.19

AERIAL OVERVIEW



East Camelback Road

SUSHI HOLIC

NORTH ITALIA

THE GLOBAL AMBASSADOR

PYRO

BUCK & RIDER

HENRY

WILLY'S OF NEW YORK

Steak 44

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

Village

Saba Landa

East Campbell Avenue

INGOS
TASTY FOOD
all day!

POSTINO

The Porch

LITTLE WOODY

East Indian School Road

THE V!G

CAVA

SushiBrokers
Cocktails • Grill • Sushi

FOUNDRY

North 40th Street

North 44th Street

Subject Property

East Osborn Road

LEVROSE

COMMERCIAL REAL ESTATE



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