



IRONHEART
COMMERCIAL REAL ESTATE

3214 W Glendale Ave, Phoenix, AZ 85051

C-1 Zoned Phoenix Corner Lot | Prime Infill Site

\$600,000

C-1 Zoned Corner Lot | Prime Infill Site | Neighborhood Commercial Flexibility

🔊 Front and Center in the Action Set your business where it belongs—right in the middle of the momentum. This corner-lot gem on Glendale Ave offers excellent visibility, flexible C-1 zoning, and serious upside in one of Phoenix's busiest urban corridors. Whether you're launching a neighborhood business, upgrading location, or investing in infill gold, this site delivers.



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Zoning Usability (C-1 – Neighborhood Commercial)

Local Retail or Service Business Ideal for salons, barbers, boutique retail, or pet supply—designed for neighborhood-level commerce that thrives on walk-in traffic.

Restaurants or Coffee Shops (No Drive-Thru) Create a local café, taco joint, or juice bar where nearby residents become loyal customers. Outdoor seating is a big plus.

Medical or Professional Offices Dental, therapy, chiropractic, or tax services—C-1 supports low-impact businesses that serve the surrounding residential base.

Daycare or Educational Services Preschool, tutoring, or training centers—C-1 allows child- and education- focused services that meet community needs.

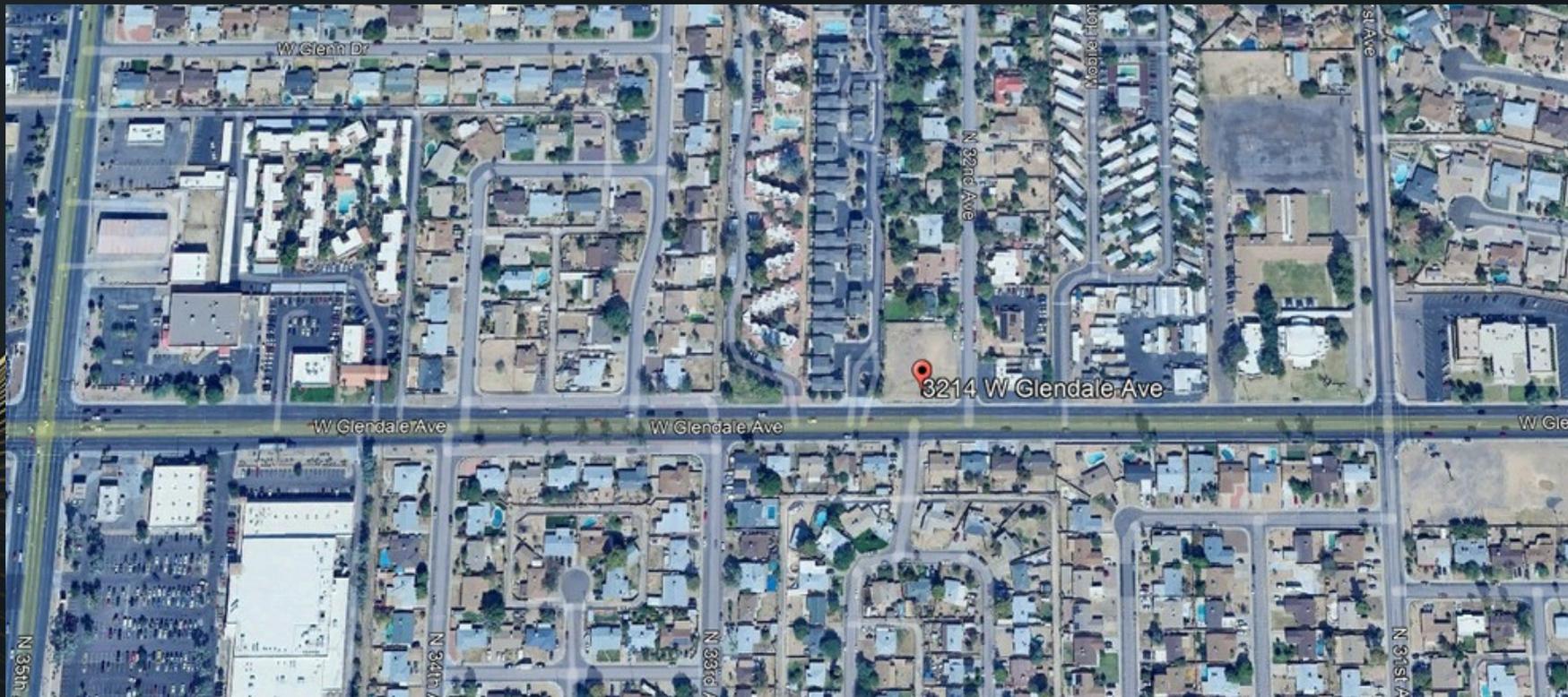
Property Data

Price \$600,000

Lot Size +/-22,561 sq. ft./ .52 AC

Zoning C1

APNs 151-22-017, 151-22-018





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Key Property Features

Zoned C-1, suited for neighborhood-scale commercial uses

Corner Lot at 32nd Ave & Glendale with prime street frontage
Utilities on-site to reduce startup costs



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