



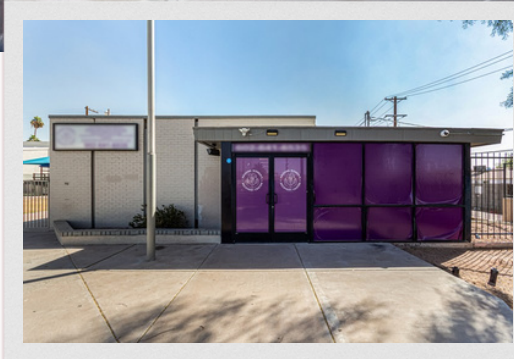
MHG Commercial  
*Where Business meets **BOLD***

1702 E McNair Drive  
Tempe, AZ 85283 | United States  
mhgcommercial.com

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# Prime Infill Opportunity w/ 2 Buildings

**5827 N 35th Ave | Phoenix, AZ 85017**



**Carla Magee**

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## For Sale or Lease



## PROPERTY HIGHLIGHTS

Listing Price \$1,600,000

Lease Rate \$18 PSF

Building(s) Size ±9,308 SF

Lot Size ±34,350 SF

# of Buildings 2

Parking Spaces 22

Zoning C2

APN 153-01-152



This exceptional commercial property offers two buildings, situated on a 0.41-acre lot. Renovated in 2024, the property features modern interiors and is zoned C-2, accommodating a variety of business uses.

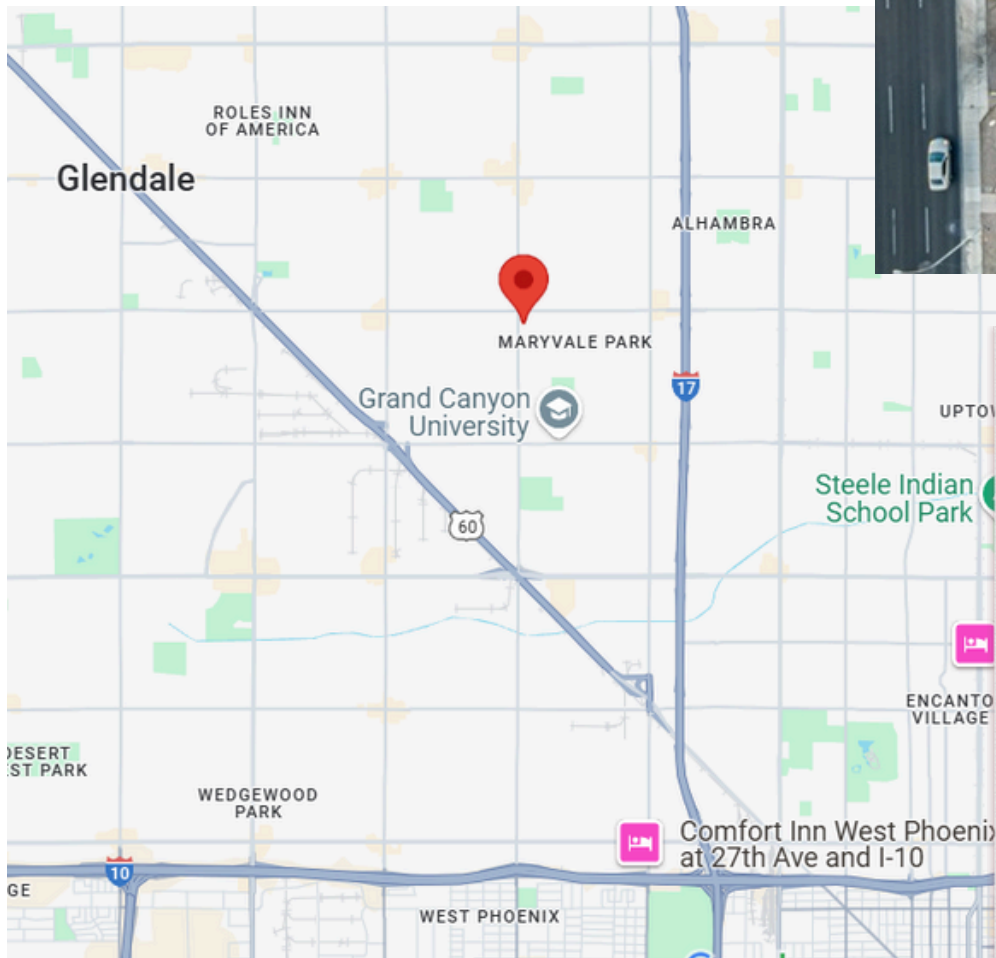
Located near major freeways, it boasts excellent signage visibility and benefits from a daily traffic count of 43,000 vehicles. The ample parking space and strategic infill location make it an ideal investment opportunity for businesses seeking high exposure in a thriving area.





# LOCATION

Just off the bustling intersection of 35th Ave and Bethany Home Rd. With easy access to major freeways, including I-17 and US-60, the location offers seamless connectivity to downtown Phoenix and surrounding areas.

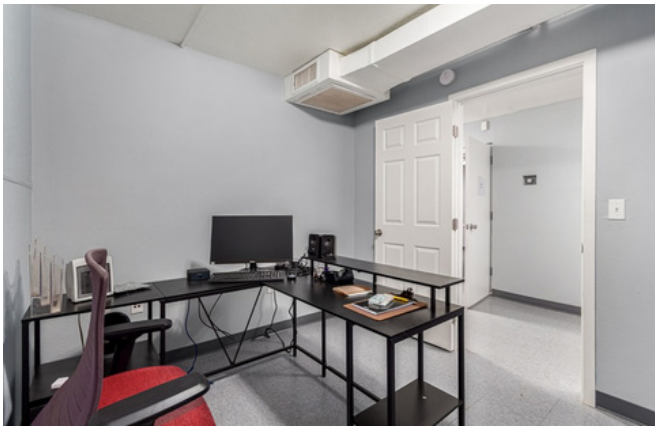




# PHOTOS













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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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