



Repurpose, Reposition, Or Redevelopment Opportunity

For Sale

**3001 WEST INDIAN SCHOOL RD
PHOENIX, AZ 85017**

PRESENTED BY:

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PROPERTY SUMMARY

3001 W INDIAN SCHOOL RD

PHOENIX, AZ 85017

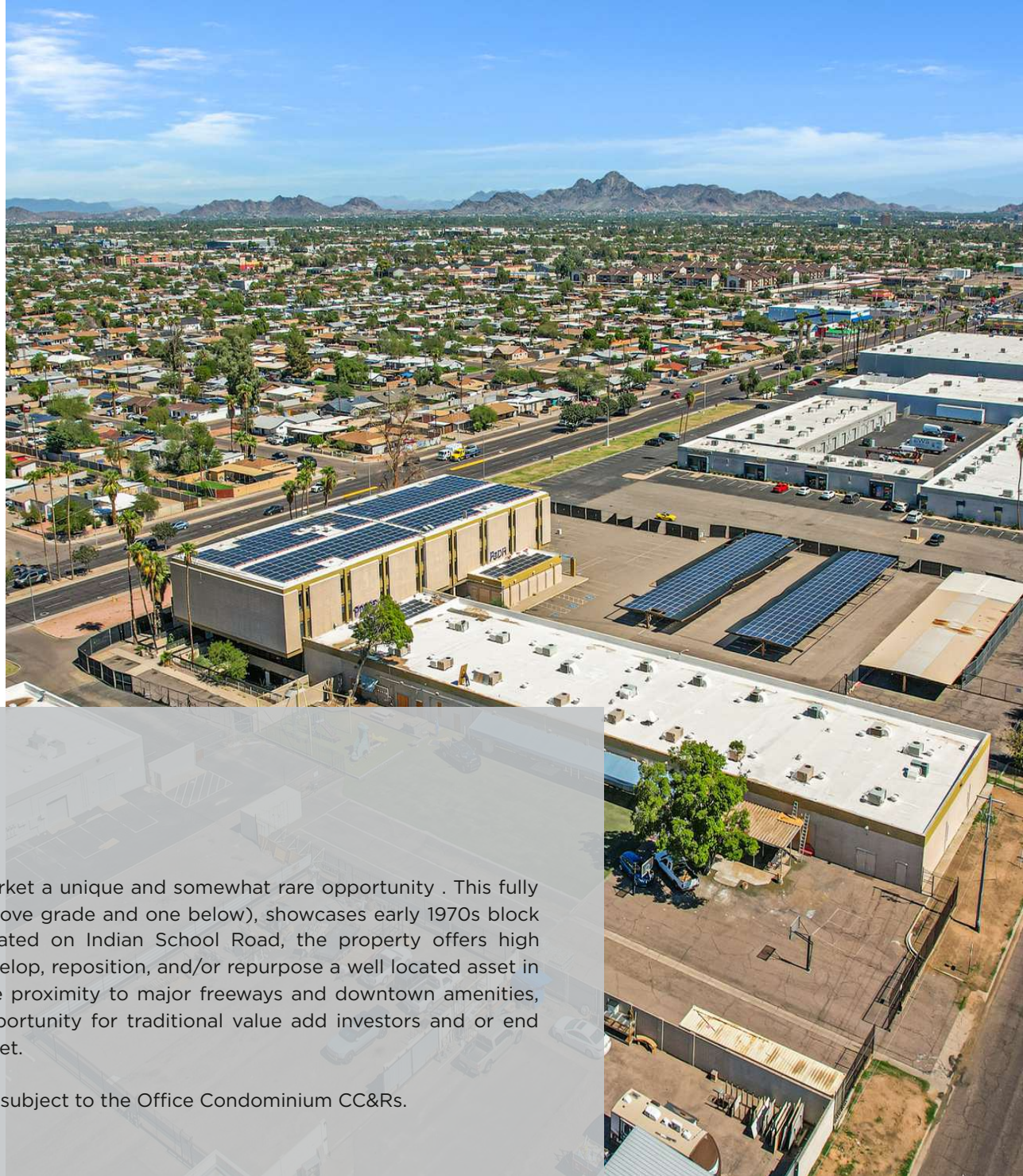
OFFERING SUMMARY

SALE PRICE:	\$2,500,000
BUILDING SIZE:	65,090 SF
PRICE / SF:	\$38.41/SF
LOT SIZE:	*4.07 Acres
2025 PROPERTY TAX:	\$24,209.32

PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present to market a unique and somewhat rare opportunity. This fully vacant ±65,000 SF office building, with four stories (three above grade and one below), showcases early 1970s block construction and is ideally zoned IND.PK. Strategically situated on Indian School Road, the property offers high visibility with over 51,000 VPD. This is an opportunity to redevelop, reposition, and/or repurpose a well located asset in the heart of West Phoenix. Conveniently located within close proximity to major freeways and downtown amenities, this prime commercial property presents an outstanding opportunity for traditional value add investors and or end users seeking a strategic foothold in the thriving Phoenix market.

*Lot ownership reflects 100% interest in the Common Element subject to the Office Condominium CC&Rs.



PROPERTY HIGHLIGHTS

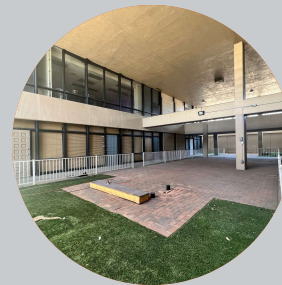
- Fully Vacant ±65,000 SF Office Building for Sale
- 4 Stories (3 Above Grade and 1 Below Grade)
- Early 1970's Block Construction
- Located within a Designated Opportunity Zone
- IND.PK. Zoning
- Indian School Road Frontage w/ Over 51,000 VPD
- Abundance of Parking
- Half a Mile from both US-60 Grand Ave and I-17 Freeway
- Midtown/Downtown Phoenix Amenities in Close Proximity
- Premises include a drive-thru facility, ideal for businesses requiring quick customer service such as bank, medical or professional office.



AMPLE PARKING



BUILT OUT SPACES

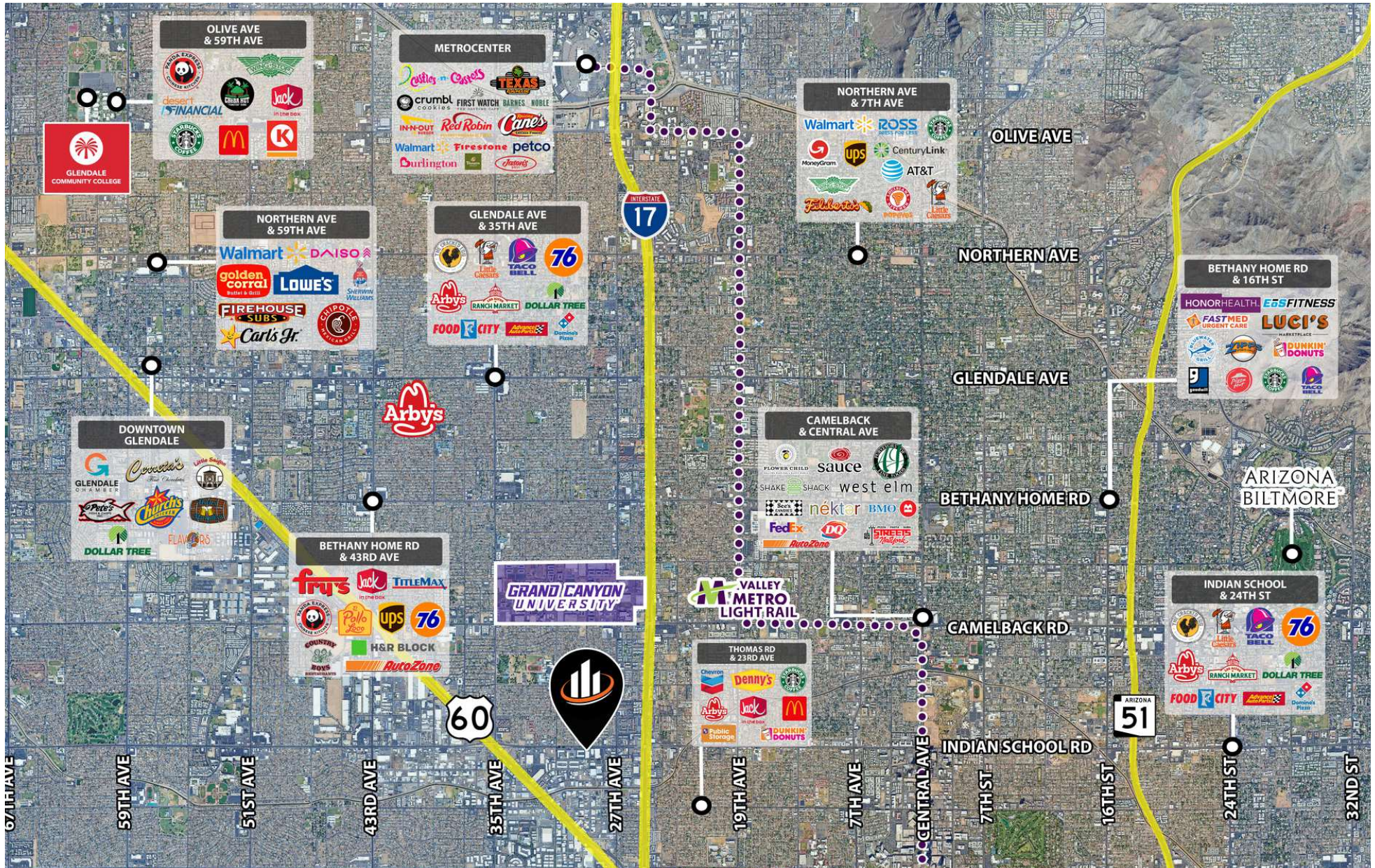


**COVERED OUTDOOR
AREA**

PARCEL VIEW



RETAILER MAP



EXTERIOR PHOTOS





STREET VIEW



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

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