

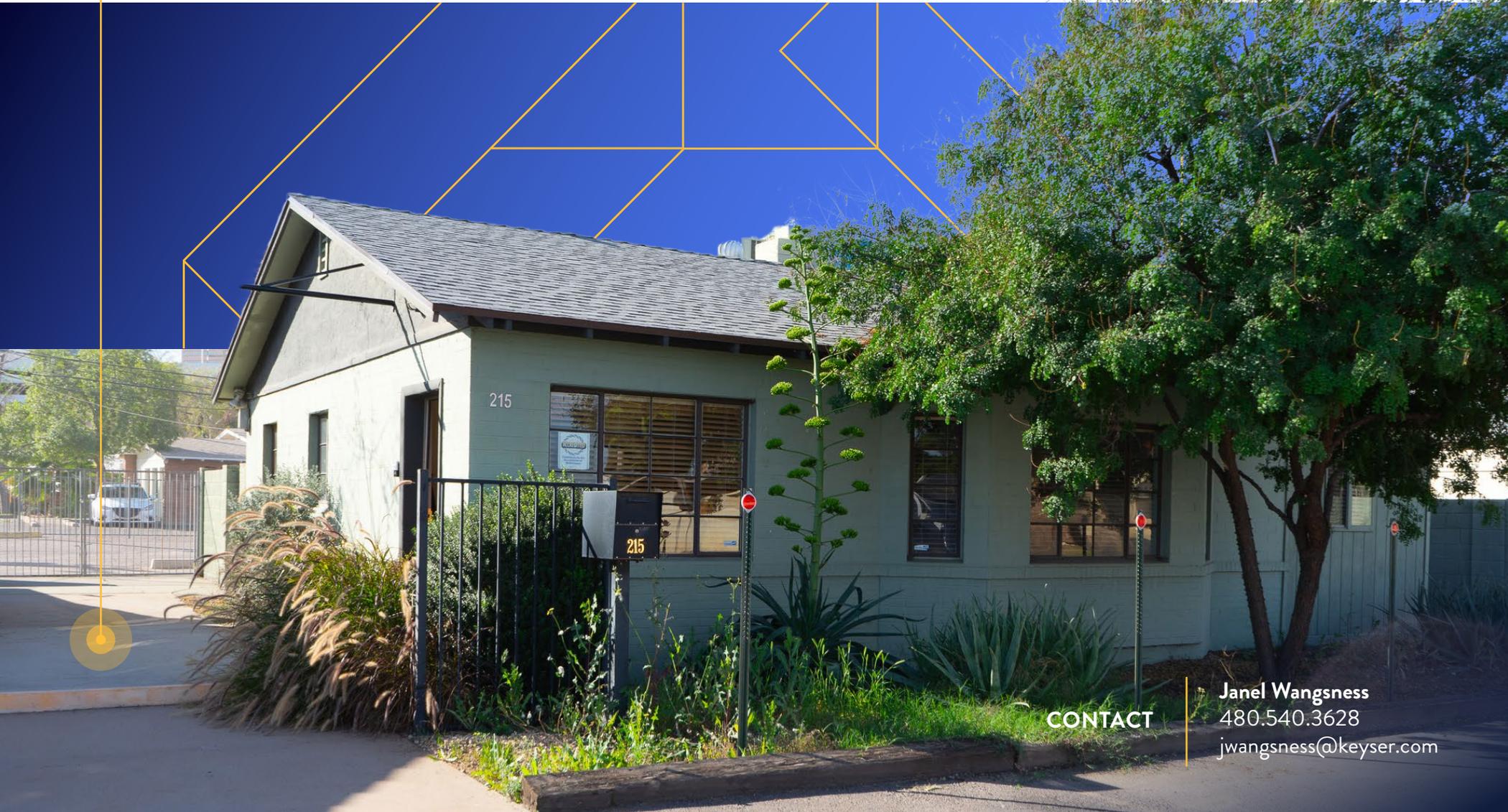
FOR SALE: \$499,000

AVAILABLE NOW



1,142 SF Medical Space Available

215 E LEXINGTON AVE, PHOENIX, 85012



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PROPERTY OVERVIEW



IDEAL USE:
BIRTHING CENTER,
SPA/MASSAGE,
MEDICAL, PHYSICAL
THERAPY



SQUARE FOOTAGE:
1,142 SF ON A
6,385 SF LOT

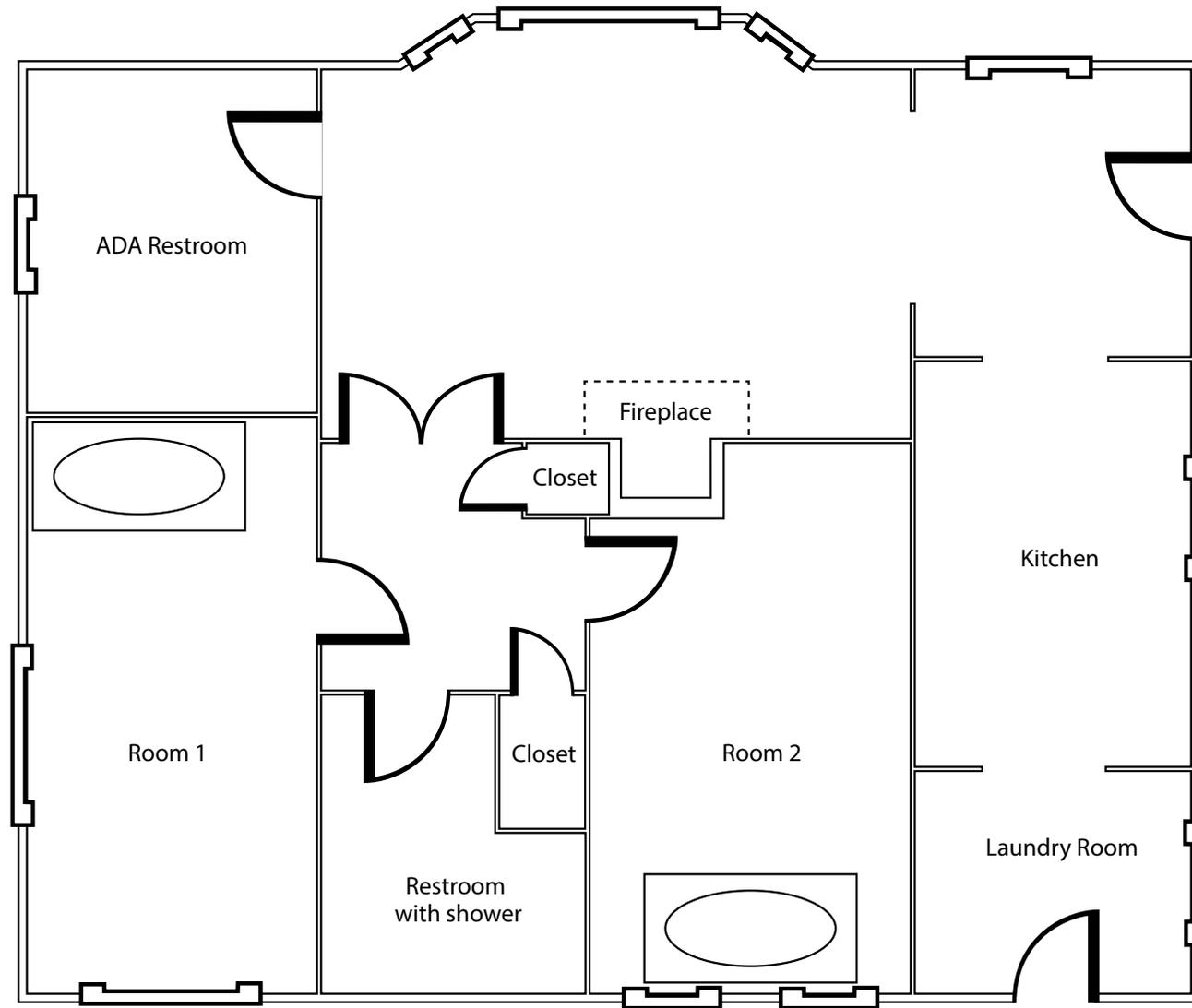


PRICE:
\$499,000



FLOORPLAN

MEDICAL SPACE



FEATURES



Boutique medical building located in a charming Midtown neighborhood



4 parking spaces in the front and additional secure parking in the back



Backyard patio



Currently built as a birthing center – tubs can be removed

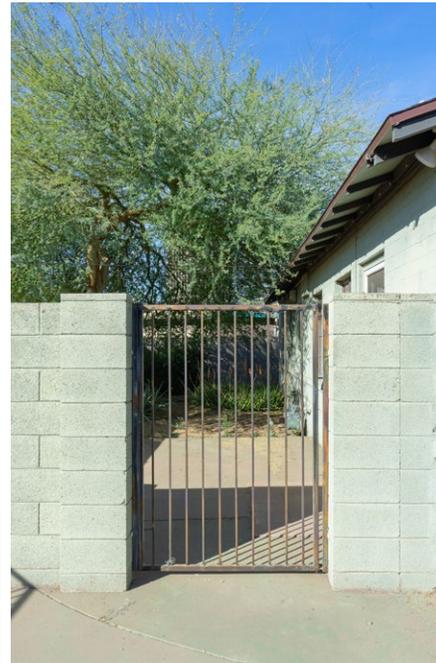
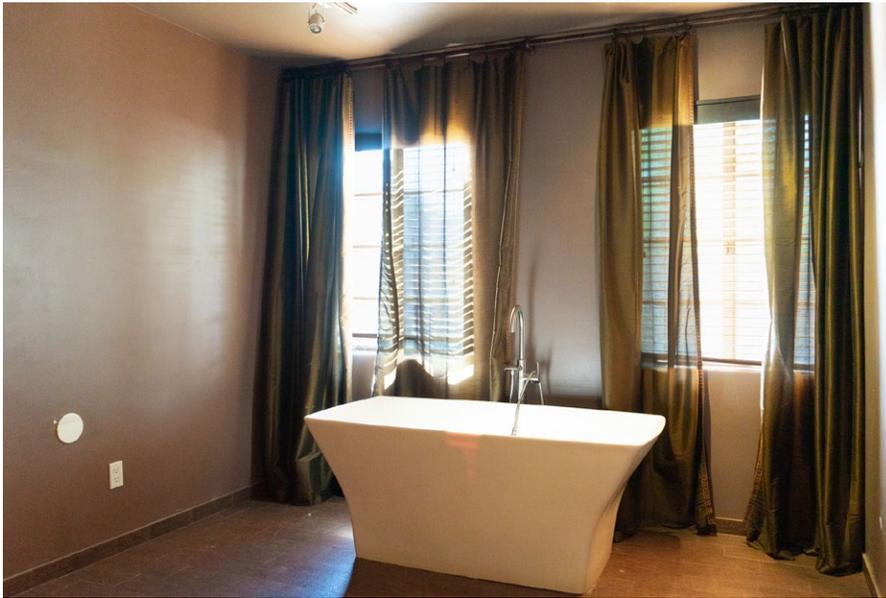
PROPERTY LINES



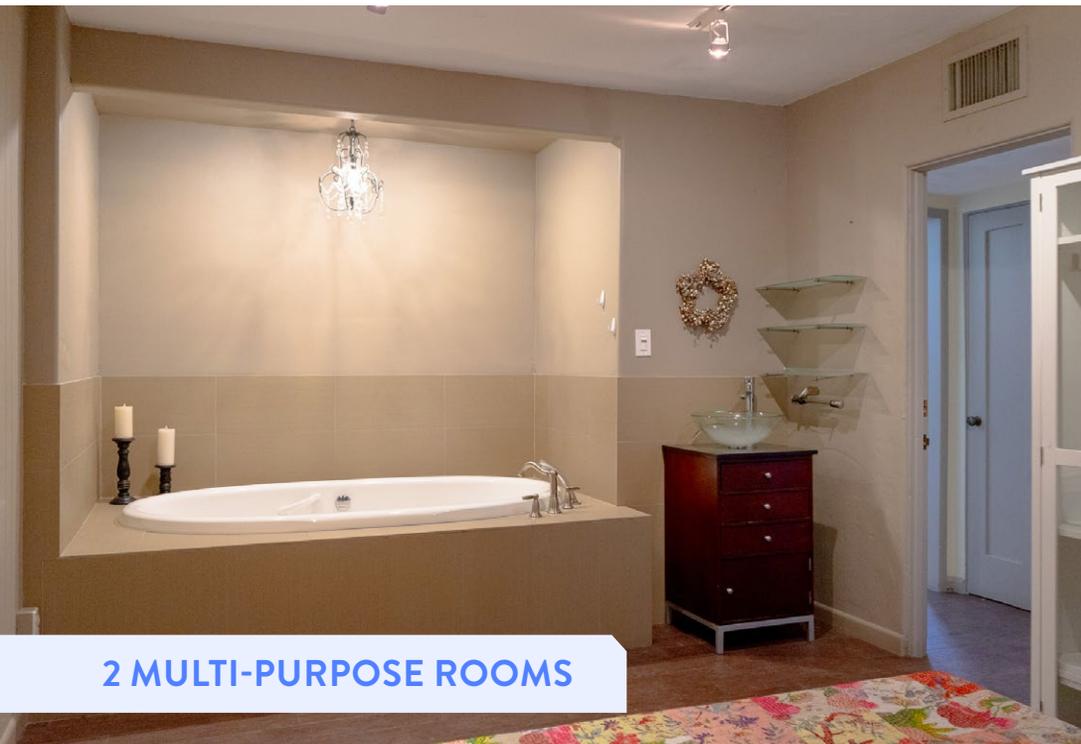
SUITE PHOTOS



SUITE PHOTOS



SECURE YARD



2 MULTI-PURPOSE ROOMS



R-5 ZONING

The R-5 (Multifamily High-Density Residential) zoning in Phoenix is designed to accommodate high-density residential developments, offering diverse housing options suitable for urban living. Potential uses include:



Apartment Complexes



Mixed-Use Developments



Assisted Living Facilities



Student Housing



Community Amenities



Private Medical Practice

By utilizing the high-density allowances of R-5 zoning, the property can be developed into a vibrant residential community that maximizes land use, provides diverse housing solutions, and contributes to urban growth and sustainability.



Thank You

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