



**33109 N 3rd St &
305 E Mulberry Dr**



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305 E Mulberry Dr

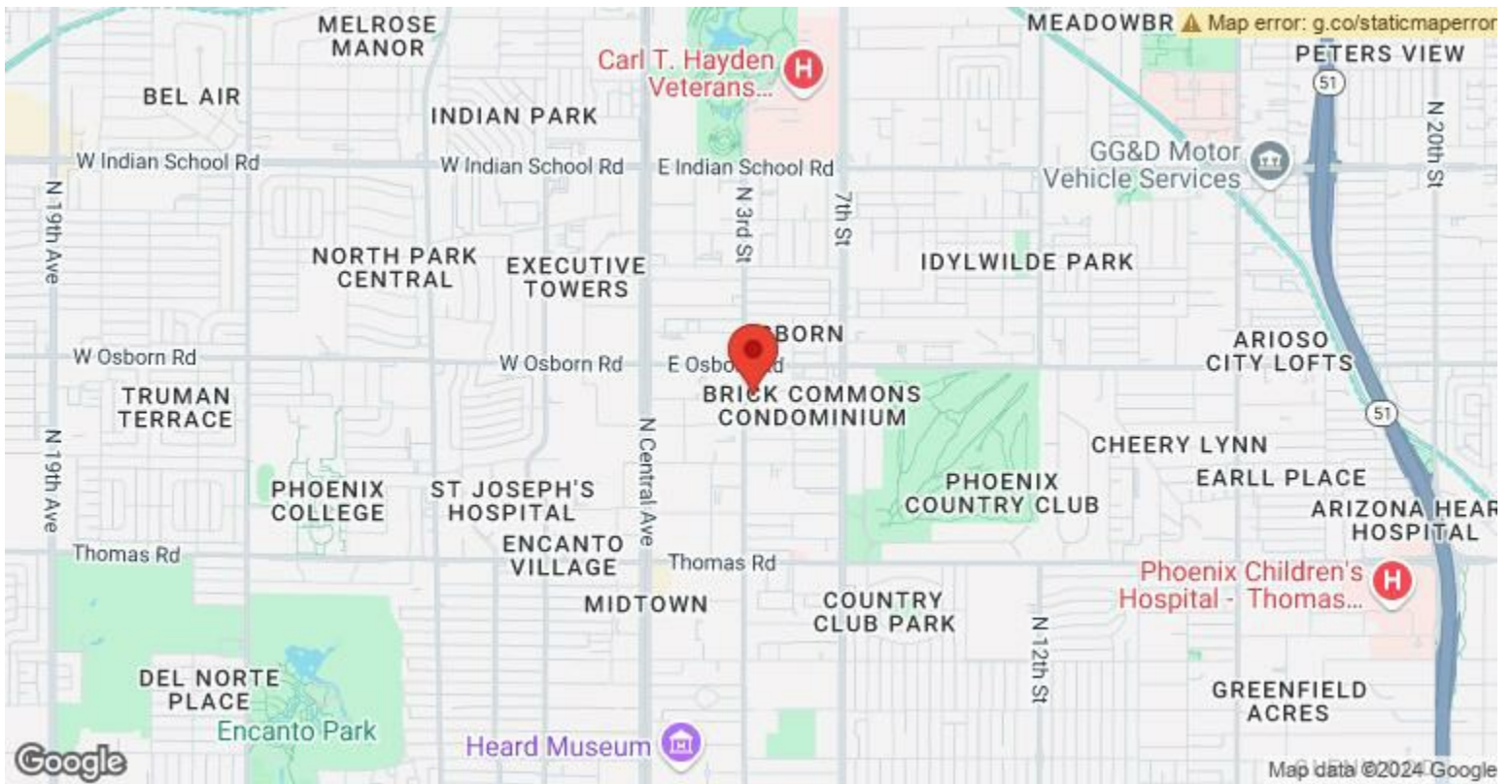
\$1,400,000

This prime vacant redevelopment property is located at the southeast corner of 3rd Street and Mulberry in Midtown Phoenix. The site consists of two parcels totaling 12,500 square feet, featuring a 3,798 square foot building at 305 Mulberry and 3309 North 3rd Street. The property includes a single-family home built in 1932 and a commercial building constructed in 1946. Zoned C-1 Neighborhood Commercial, it was previously operated as a guitar shop. This property offers an excellent investment opportunity for a commercial buyer....

- Prime redevelopment location.
- Zoned C-1 Neighborhood Commercial.
- Excellent investment opportunity for a commercial buyer.
- 15 Minute Drive from Phoenix Sky Harbor International Airport.
- Vacant ideal for owner user.



Price:	\$1,400,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment
Lot Size:	12,500 SF
Gross Building Area:	6,250 SF
Sale Conditions:	Deferred Maintenance
No. Stories:	1
Year Built:	1932
Tenancy:	Multiple
Parking Ratio:	3.16/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	118-22-066
Walk Score ®:	71 (Very Walkable)



305 E Mulberry Dr, Phoenix, AZ 85012

Property Photos



Exterior

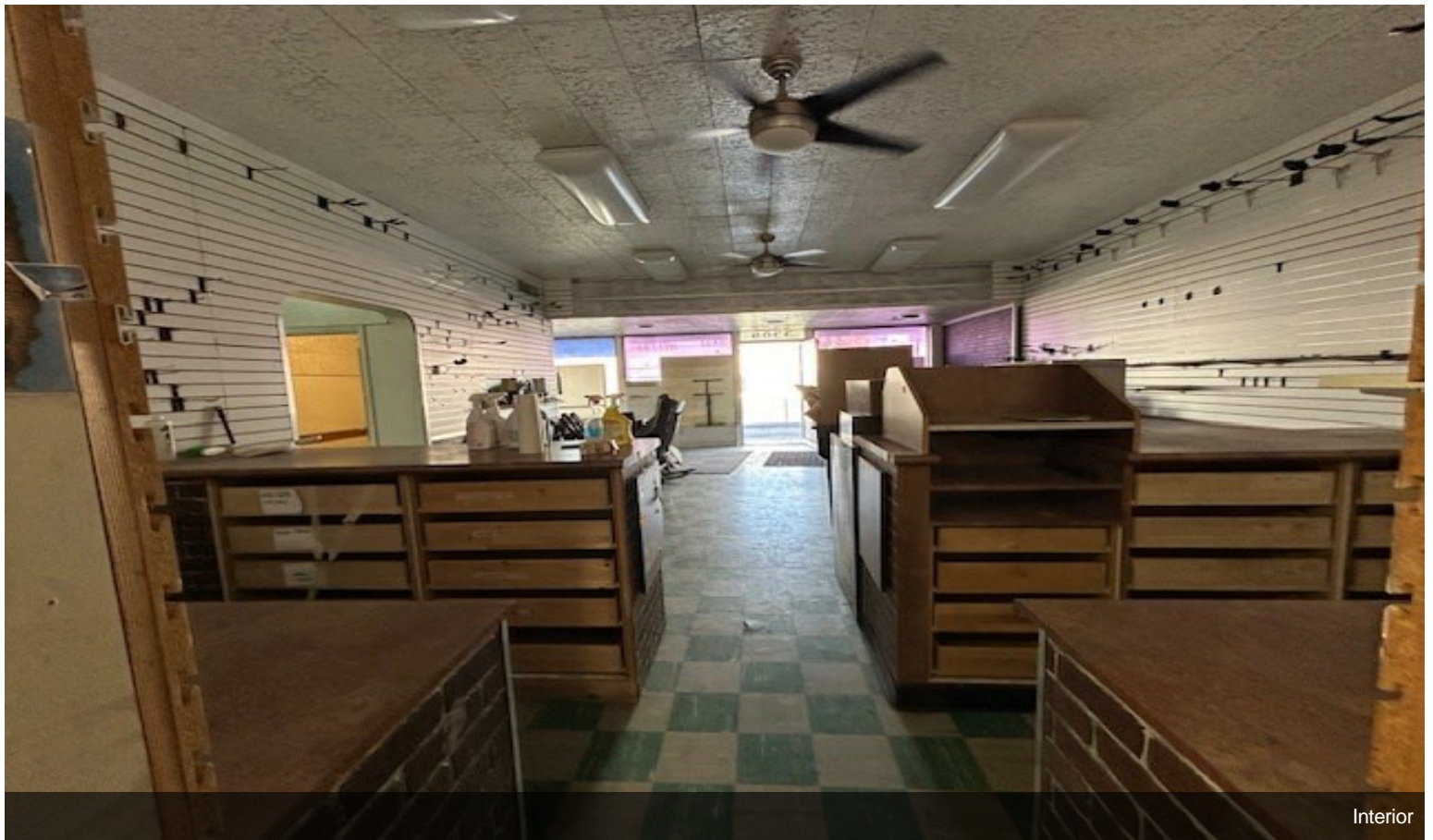


Exterior

Property Photos



Exterior



Interior

Property Photos



Interior



Back Lot