

# SINGLE TENANT OFFICE BUILDING SALE OPPORTUNITY

7509 N 35TH AVE | PHOENIX, AZ 85201

SALE PRICE: \$1,238,400  
5,760 SQUARE FEET



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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12.26.25

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## PROPERTY OVERVIEW

Commercial Properties, Inc., is pleased to offer for sale 7509 N 35th Ave, a 5,760 SF, single tenant office building in Phoenix, AZ.

The property is positioned on N 35th Ave and W Orangewood Ave with convenient access to the I-17 Arizona Veterans Highway. Features prominent frontage, monument and building signage, and newly renovated suites.

With close proximity to Downtown Phoenix, as well as the Metrocenter Mall redevelopment and Grand Canyon University, this property has a prime location in the Metro Phoenix area.

## EXCLUSIVELY LISTED BY

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# PROPERTY SUMMARY

## SINGLE TENANT OFFICE BUILDING SALE OPPORTUNITY

7509 N 35th Ave  
Phoenix, AZ 85051

**5,760 SF**  
Total Building Size

**1982**  
Year Built

**SINGLE**  
Tenant w/Space Available

**3.13/1,000**  
Parking Ratio

**C-O**  
Zoning

### FOR SALE

SALE PRICE **\$1,238,400.00**

PRICE PER SF **\$215.00**

- New roof over half of the Building.
- Entire roof recently coated with white elastomeric paint.
- One of four HVAC units recently replaced.

**BUILDING EASILY DIVISIBLE TO ALLOW FOR FUTURE GROWTH AND RENTAL  
INCOME POTENTIAL.**



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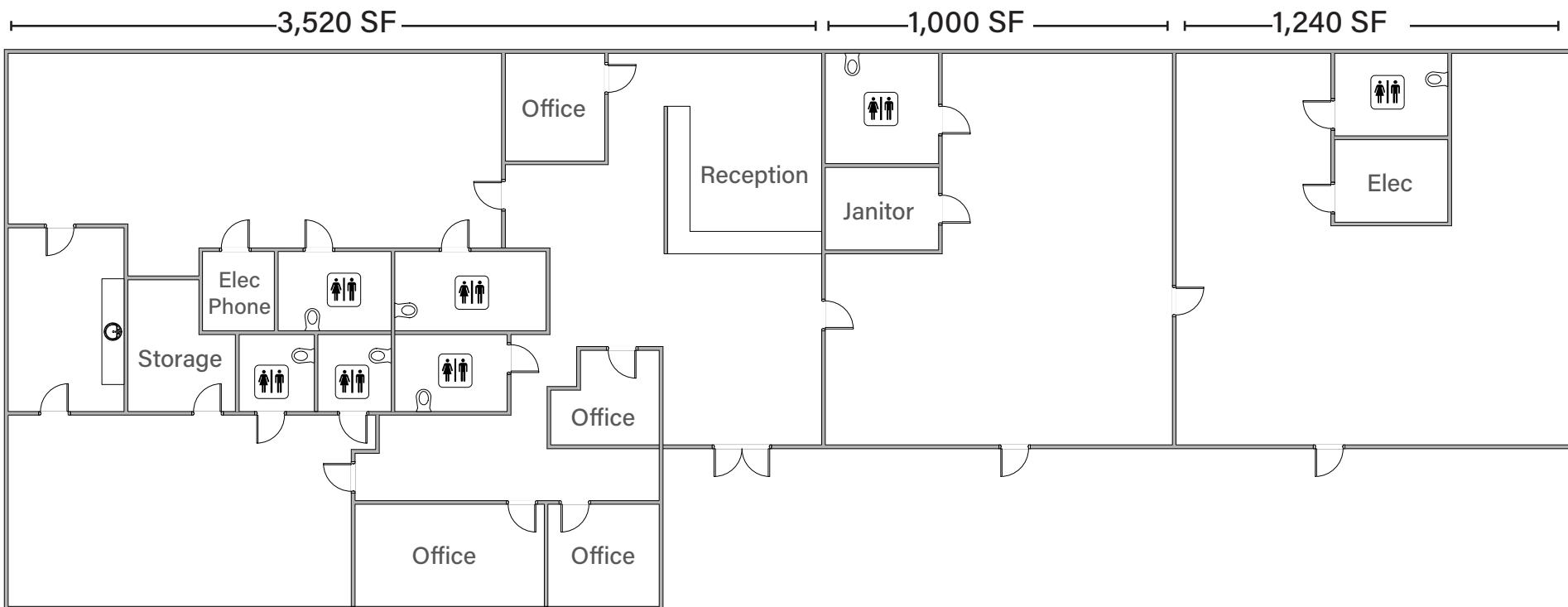
7509 N 35TH AVE | PHOENIX, AZ 85051

# FLOOR PLAN

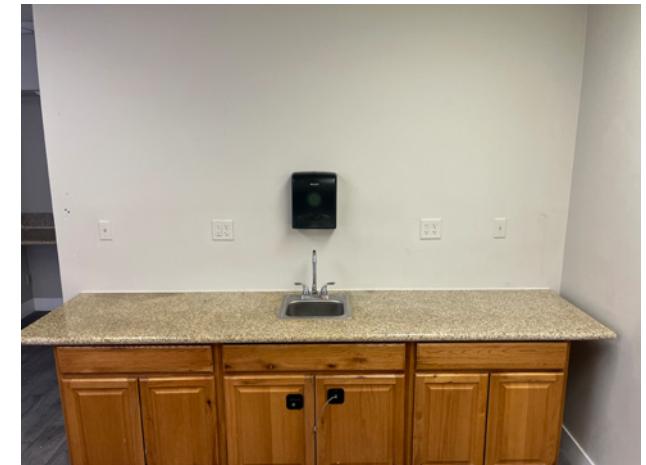
## SINGLE TENANT 5,760 SF OFFICE BUILDING

### LAYOUT INCLUDES:

- Reception Area
- 4 Private Offices
- 4 Bull Pens
- Break Room
- 7 Restrooms



# INTERIOR PHOTOS



# AREA MAP

