

1310 E MCDOWELL RD PHOENIX, AZ 85006

PERMITTED
FOR IN-PATIENT
USE AND
DETOX

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FOR SALE
OWNER/USER OR REDEVELOPMENT OPPORTUNITY
SALE PRICE: \$1,400,000

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BUILDING DETAILS:

SALE PRICE:	\$1,400,000
ADDRESS:	1310 E MCDOWELL RD., PHOENIX, AZ 85006
BUILDING SIZE:	24,700 SF
STORIES:	3
ZONING:	C-N
LAND SIZE:	0.57 AC
YEAR BUILT:	1970
PARCEL:	117-24-077A

Formerly the Berkshire Retirement Hotel, this centrally located property presents a rare opportunity to acquire and redevelop a sizable asset in a high demand market. Currently unoccupied due to a previous fire and deferred maintenance, the property is primed for transformation into a high performing facility.

With City of Phoenix approved plans for 144 beds across 43 rooms, the path to redevelopment is streamlined. Potential uses include in-patient behavioral health, assisted or independent living, a boutique hotel, luxury apartments, or other income generating developments.

KEY HIGHLIGHTS

- City approved plans for 144 beds / 43 rooms,
- Flexible zoning for multiple redevelopment options
- Central location with strong market demand
- Value-add potential for significant ROI



PARCEL MAP





PROPERTY MAP

Drive Time

Hospital

Banner Health	1 minute
Banner University Medical Center Administrative Office	2 minutes
Banner University Badging	2 minutes
Grunow Memorial Medical Center	2 minutes
Select Specialty Hospital	2 minutes
Banner University Medical Center	3 minutes

Airport

Phoenix Sky Harbor Intl. Airport	10 minutes
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Downtown

Downtown Phoenix	8 minutes
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For more information, please contact:

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