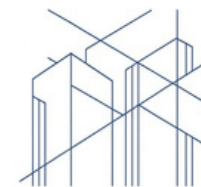


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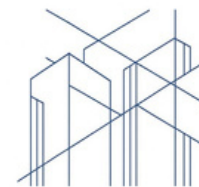
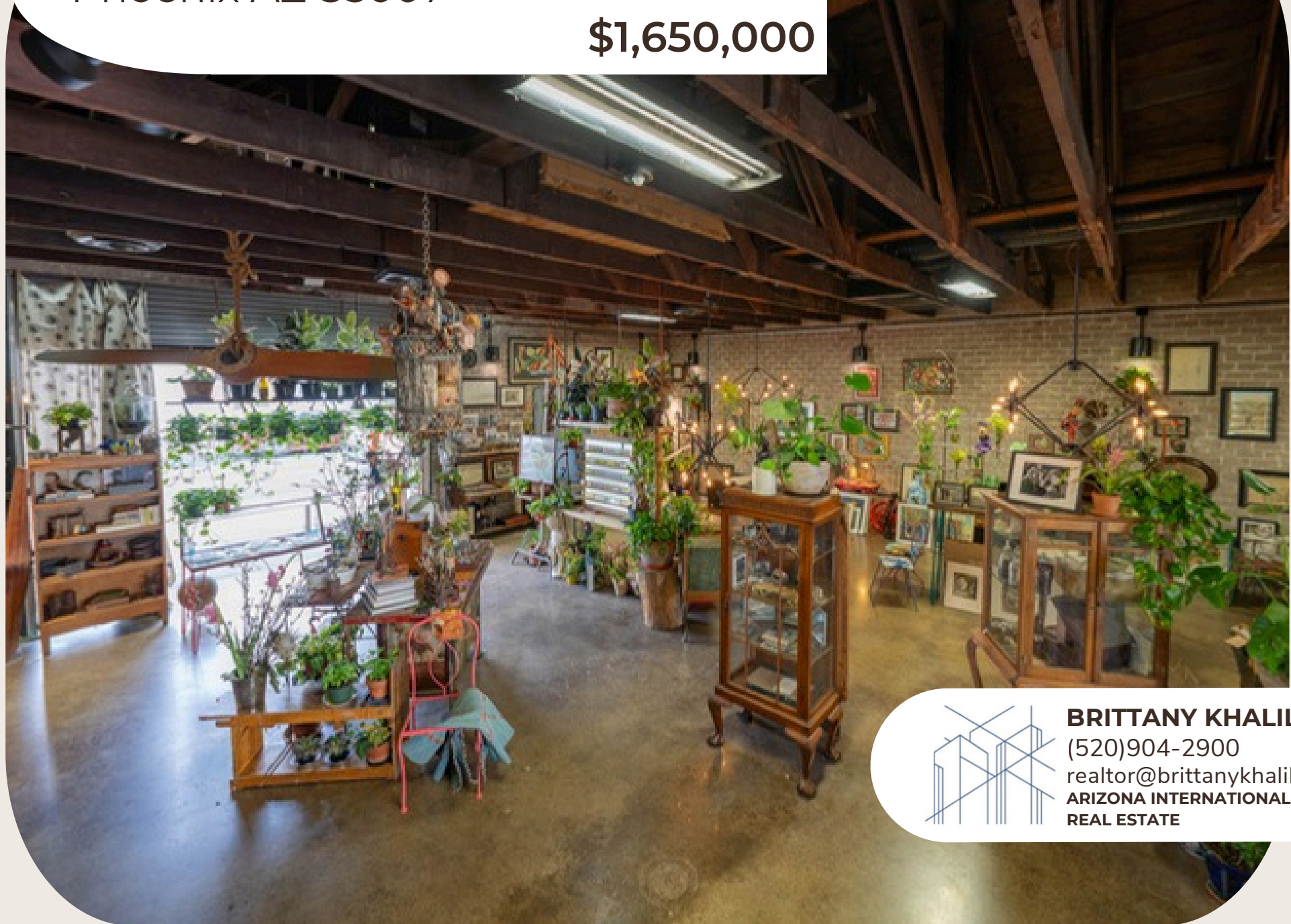
Chic
DOWNTOWN
warehouse



BRITTANY KHALIL
(520)904-2900
realtor@brittanykhalil.com
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\$1,650,000



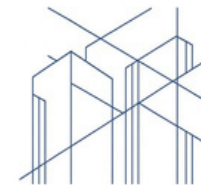
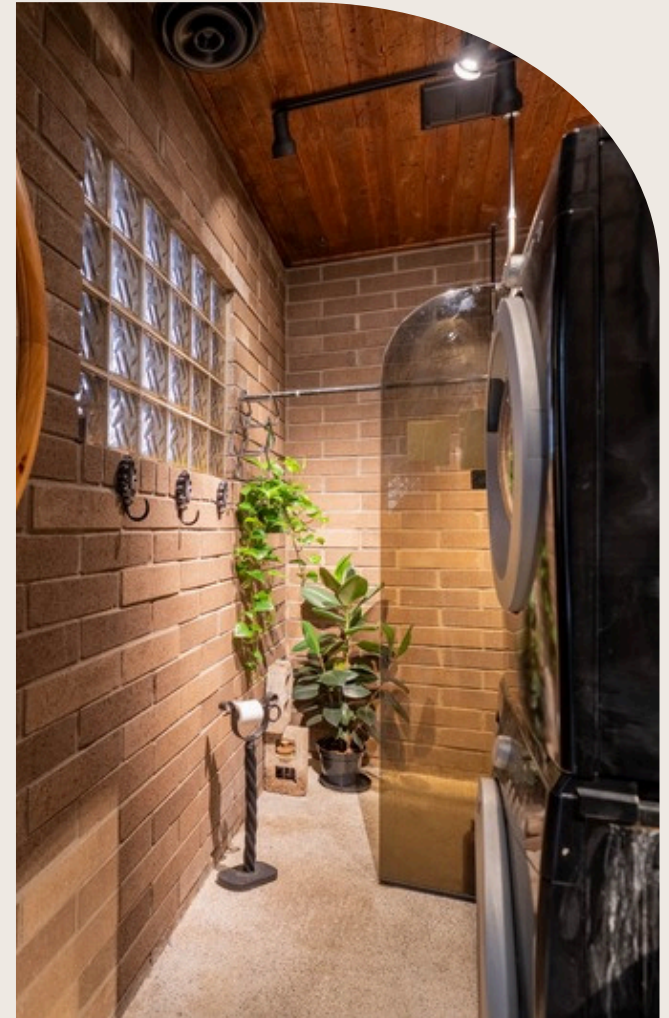
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Chic Downtown Warehouse on a large lot. Built out office, kitchenette, bathroom and space for a retail, coffee shop or event space. Street entry is facing popular Grand Ave with garage door, pedestrian door and retail window. Rear parking and entry from Fillmore St.

- 2,010 SF Building
- C-3 Zoning
- 6,950 SF Lot
- Covered Parking Bays

\$1,650,000



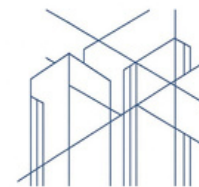
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realtor@brittanykhalil.com

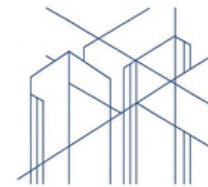
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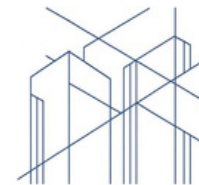
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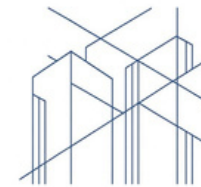
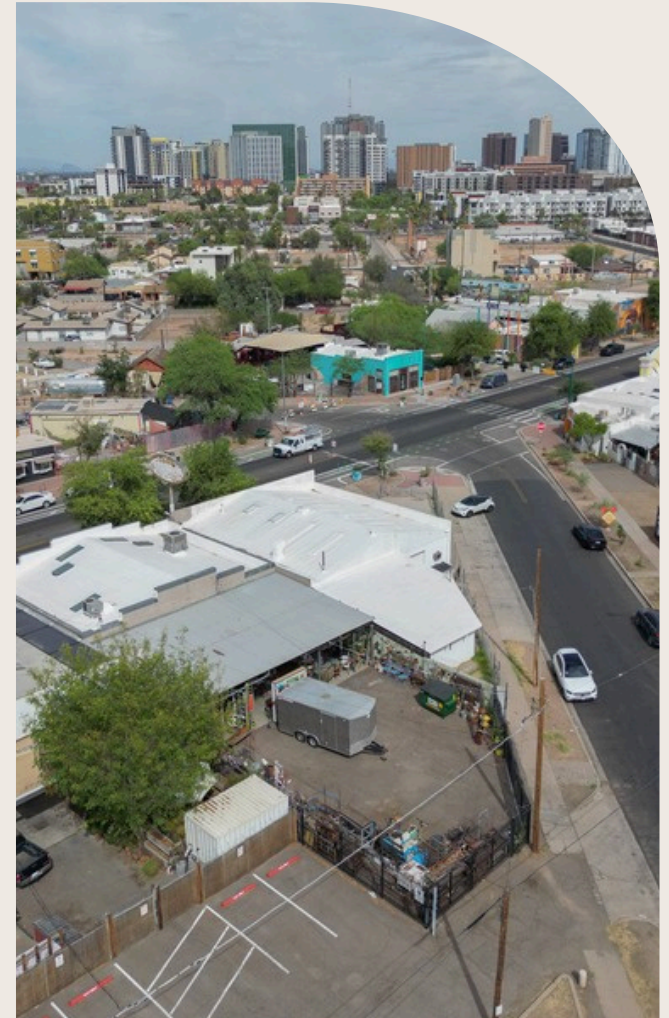
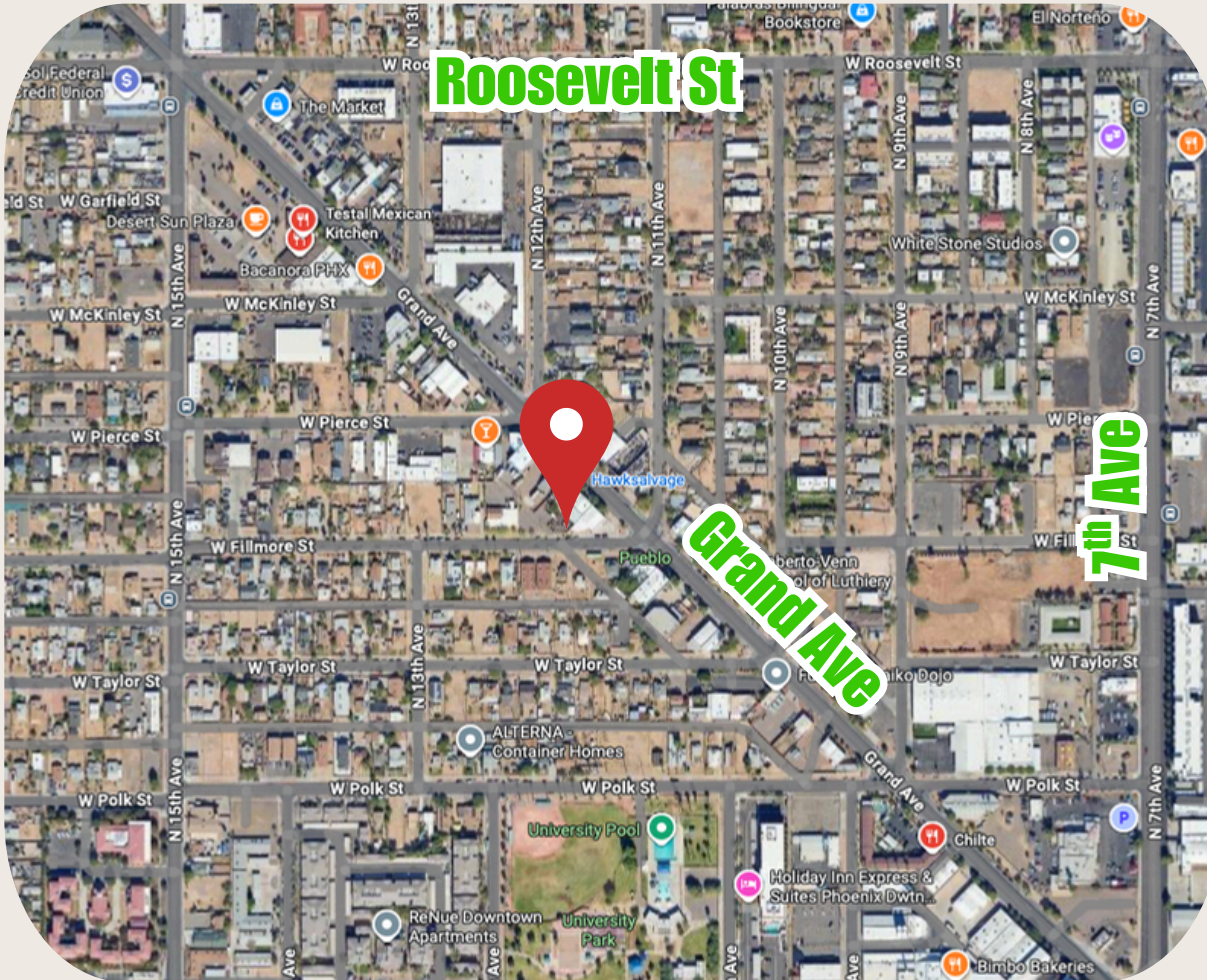
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(520)904-2900
realtor@brittanykhalil.com
ARIZONA INTERNATIONAL
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REAL ESTATE

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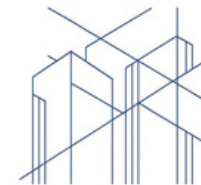
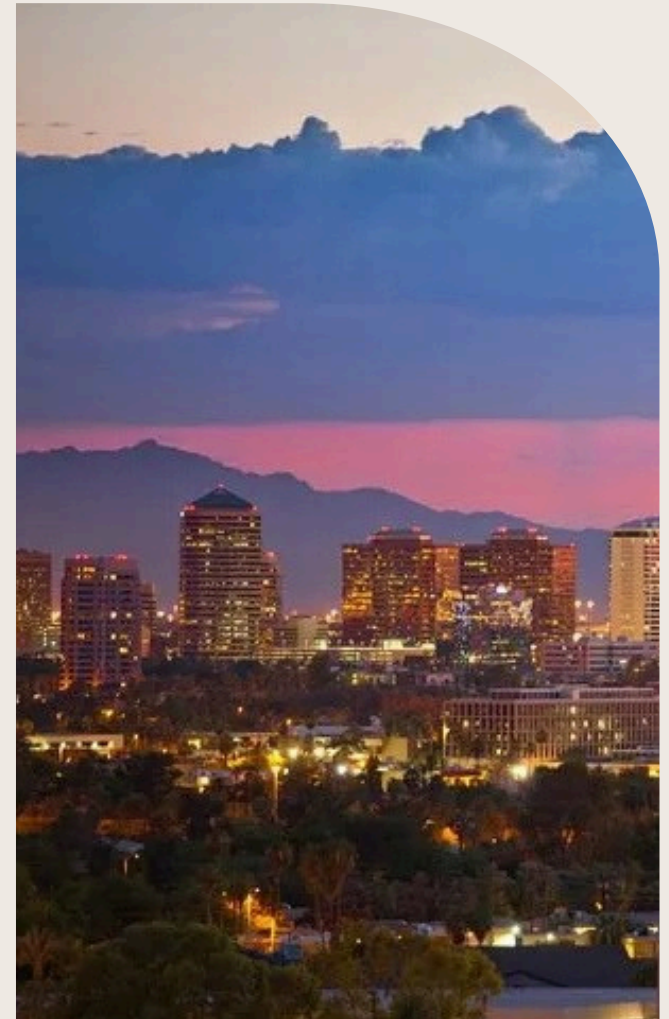
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TRANSPORTATION

Sky Harbor Airport	7.3mi
Mesa Gateway Airport	33.5mi
METRO Lightrail: VanBuren/1 st Ave	0.9mi
METRO Lightrail: VanBuren/Central	1.0mi

DOWNTOWN PHOENIX

Arizona Financial Theatre	0.7mi
Orpheum Theatre	0.9mi
Roosevelt Row	1.0mi
Arizona State University, Downtown	1.3mi
Mortgage Match Center, home of the Suns	1.3mi
Chase Field, home of the Diamondbacks	1.6mi
Phoenix Art Museum	1.9mi



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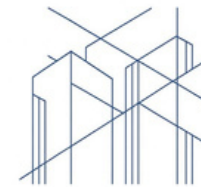
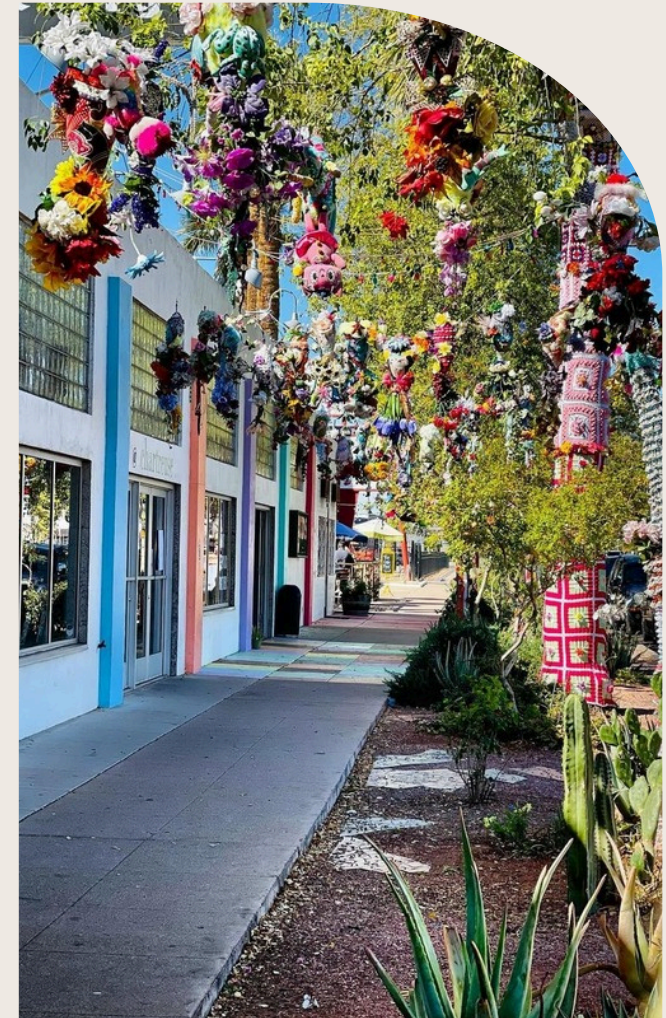
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HISTORIC GRAND AVENUE

No space is exempt from being a site for public art. That includes a strip on Grand Avenue and McKinley Street, where a multicolored sidewalk is shaded by trees covered in afghans and puffballs hang from the branches. If that didn't spark your interest, there's also plenty of murals around Historic Grand Avenue, such as the large homage to Prince near 15th and Grand avenues.

You'll also find an array of artist studios and mom-and-pop shops along Grand, where workspaces and storefronts collide. Hunt down records at Grand Avenue Records, sip on coffee and view local artwork at Belhaus and find some new plant babies at the Instagram-friendly Pueblo. Each November, a portion of this iconic roadway is blocked off to make way for the Grand Avenue Festival. Presented by Grand Avenue Arts & Preservation, this daylong event celebrates local artists as well as small businesses while promoting recycling, sustainability, local creativity and culture. Pop in anywhere from Seventh Avenue and West Van Buren Street to 15th Avenue and West Roosevelt Street, and expect tours of historic sights, fashion shows, live music and local art exhibits. Of course, with all these artistic endeavors occurring along Grand, the area is a must-stop spot for the monthly First Friday Art Walk.

Credit: visitphoenix.com



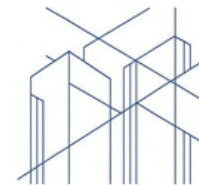
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Prepared 05.06.2026



BRITTANY KHALIL

(520)904-2900

realtor@brittanykhalil.com

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