



IRONHEART
COMMERCIAL REAL ESTATE

Prime Peoria Redevelopment Opportunity
11609 & 11701 91st Ave, Peoria AZ 85345 \$600,000

C-4 Zoned Lots | Neighborhood Commercial Flexibility

Unlock the power of location with two adjoining parcels on Peoria's bustling 91st Avenue corridor. Together, these lots deliver nearly a third of an acre zoned C-4 Regional Commercial—a rare blank canvas for retail, dining, or redevelopment in one of the Valley's fastest-growing trade areas. High visibility, flexible zoning, and prime positioning make this a standout opportunity for investors and developers ready to capture demand.



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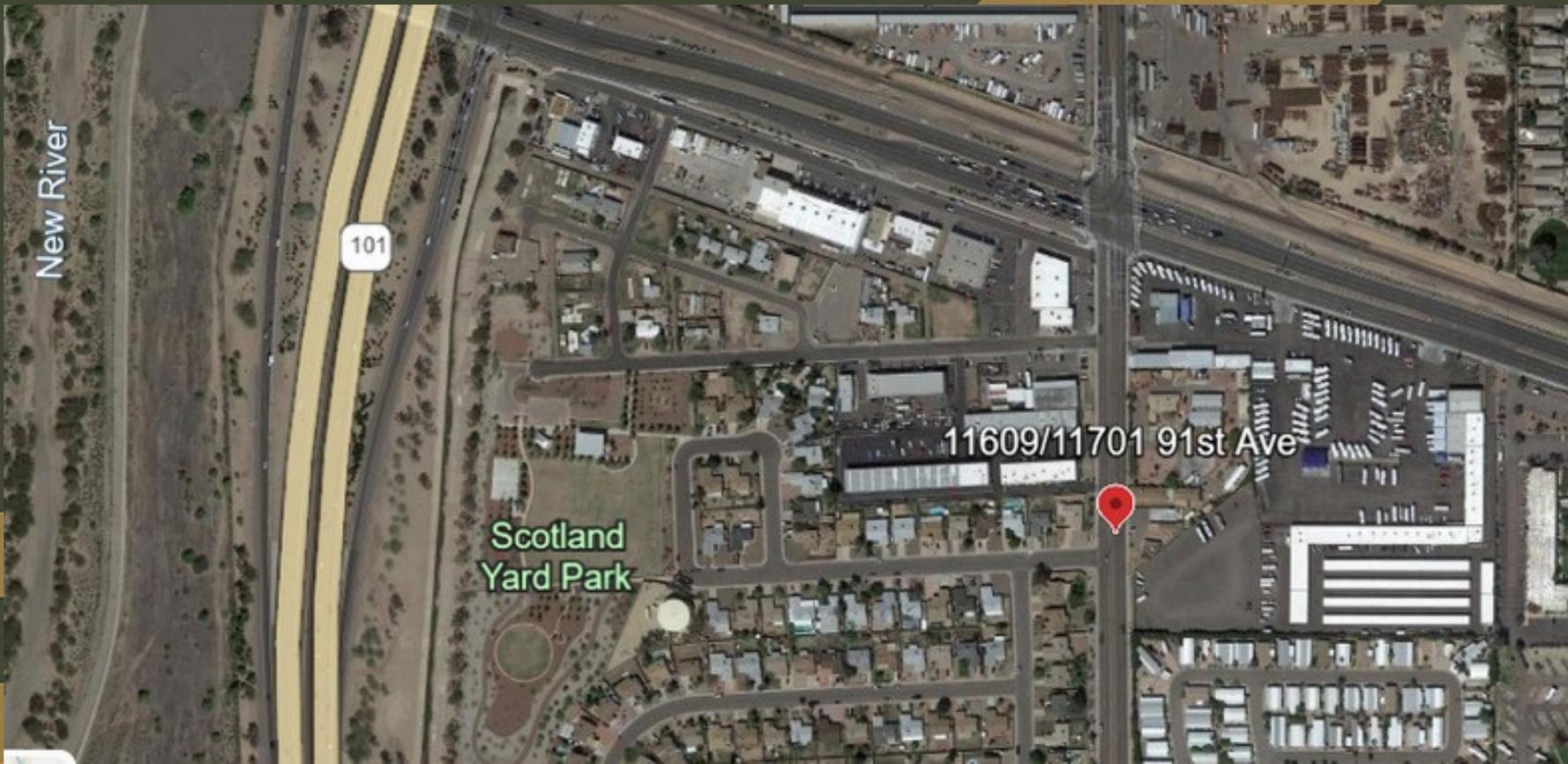


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Property Overview

Zoning Usability (C-4 – Commercial)

- Ideal for retail or restaurant development with strong traffic exposure.
- Zoned for hospitality or entertainment uses like bars, theaters, or event spaces.
- Flexible to accommodate professional offices, clinics, or service providers.
- Potential for auto-oriented uses such as car sales, rentals, or repair shops (subject to verification).





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Key Property Features

- Two contiguous parcels sold together.
- Prime frontage along 91st Avenue near major highways and retail centers.
- Zoned C-4 Regional Commercial – Peoria's most flexible commercial category.
- Strong growth corridor with established residential and commercial demand.
- Properties currently improved with existing structures, offering repositioning or redevelopment potential.

Property Highlights

Lot Size (Combined):	±0.33 Acres (14,448 SqFt)
- Parcel 1:	0.14 Acres (6,042 SqFt)
- Parcel 2:	0.19 Acres (8,406 SqFt)
Zoning:	C-4 Regional Commercial (City of Peoria)
APNs:	142-46-007 & 142-46-008
Location:	11609 & 11701 N 91st Ave, Peoria, AZ 85345



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