

FOR SALE
Office/Retail

1917 W GLENDALE AVE

Phoenix, AZ 85021

PRESENTED BY:

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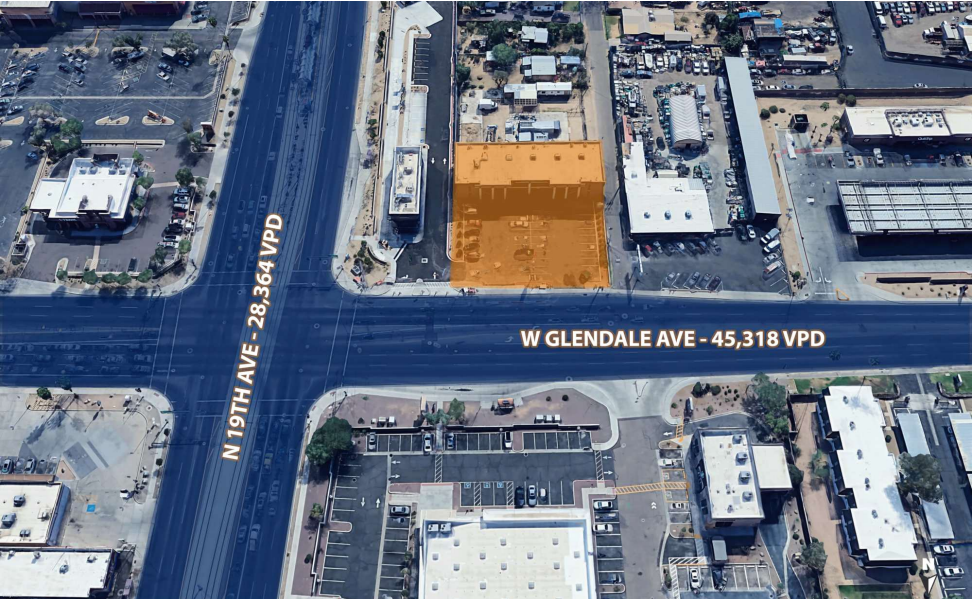
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PROPERTY SUMMARY



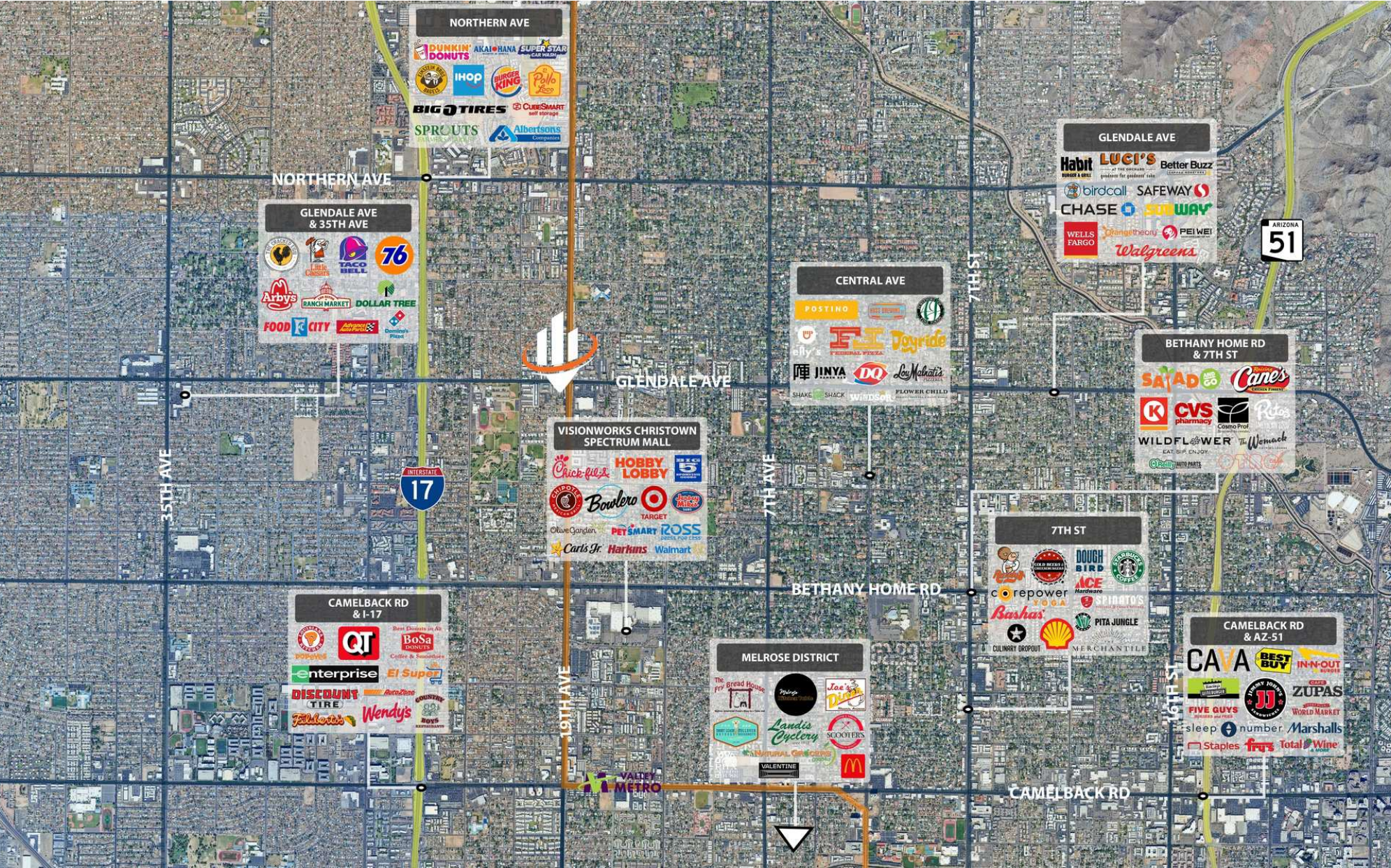
OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	11,398 SF
LOT SIZE:	22,942 SF
YEAR BUILT:	1980
ZONING:	C-2
MARKET:	Phoenix
SUBMARKET:	Nort Central Phoenix
APN:	156-16-016A

PROPERTY HIGHLIGHTS

- Seller willing to guarantee 12 months' worth of rent on any vacant units at the time of sale
- 2-Story Multi-Tenant Office/Retail Building for Sale in North Central Phoenix
- Exterior Loaded Suite Entry
- C-2 Zoning Allowing for General Commercial and Office/Medical Tenancy
- Potential Adaptive Reuse or Repurposing Opportunity
- Significant Upside for Cap Ex and Future Rent Growth (75% Vacancy)
- Densely Populated with More Than 450,000 Residents within a 5-Mile Radius
- Located Adjacent to 19th Ave and Glendale Ave Light Rail Stop
- Over 40,000 VPD Along Glendale Ave

RETAILER MAP





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