

PHOENIX, AZ 85051

#### **PRESENTED BY:**

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PROFESSIONAL INSURANCE STRATEGIES 623-463-9000 Auto • Home • Commercial Insurance

2822

JONATHAN LEVY O: 480.425.5538 jonathan.levy@svn.com AZ #SA648012000



## **PROPERTY SUMMARY**



## **OFFERING SUMMARY**

SALE PRICE:	\$360,000
LOT SIZE:	0.18 Acres
BUILDING SIZE:	±1,447 SF
APN:	150-06-003

## **PROPERTY HIGHLIGHTS**

- Small Freestanding Office Building for Sale
- ±1,447 SF
- R-5 Zoning per City of Phoenix
- Secured Fenced Lot Shared Access Along Northern Ave w/ Adjacent Owner
- Second Gen Buildout w/ 4 Private Offices, Restroom, Break and Reception Areas
- Recent Upgrades to Flooring, Windows, Insulation, and HVAC from 2021
- Minimal Operating Expenses
- Ample Parking Approx. 8:1,000 SF Ratio
- Exposure Along Northern Ave ±45,000 VPD

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## **PROPERTY DESCRIPTION**





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#### **PROPERTY DESCRIPTION**

SVN Desert Commercial Advisors is pleased to present for sale a freestanding commercial office building in the heart of North Central Phoenix. 2822 W Northern Avenue are approximately 1,447 square feet. The property shares an easement with the neighboring property to the East which provides ingress/egress along Northern Avenue. There is secured gated access along Northern Avenue as well as automated gate access along 29th Avenue. 2822 W Northern Ave includes 4 private offices, a restroom, and has a traditional office setup. This building was recently upgraded with new flooring, new windows, added insulation, and a newer HVAC unit installed within the last 5 years.

### LOCATION DESCRIPTION

The subject property is located along Northern Avenue, approximately one half mile west of the I-17 Freeway. This densely populated North Phoenix suburban submarket has nearly 500,000 residents living within a 5 mile radius. This property offers excellent exposure on a main artery that sees nearly 45,000 vehicles per day. This particular area of Phoenix has numerous amenities and points of interest within the area, including the Metrocenter redevelopment, Grand Canyon University, Abrazo Central Campus, Christown Spectrum redevelopment, and Downtown Glendale to the West.

# ESTIMATED EXPENSES 2822 W NORTHERN AVE

## **2024 APPROX. ESPENSES**

	PER MONTH	PER YEAR
PROPERTY TAXES	\$291.54	\$1,746.48
WATER/SEWER	\$18.00	\$216.00
TRASH (PAID QUARTERLY)	\$25.00	\$300.00
PROPERTY INSURANCE	\$175.00	\$2,100.00
PER SQUARE FOOT TOTALS	\$0.35 PSF/MO	\$3.01 PSF/YR



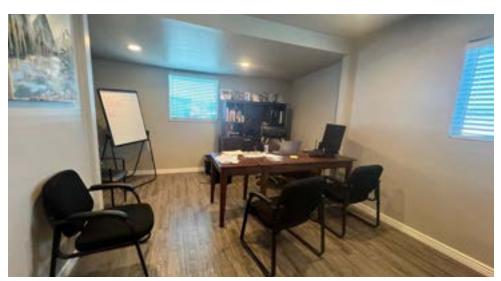
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# **ADDITIONAL PHOTOS**





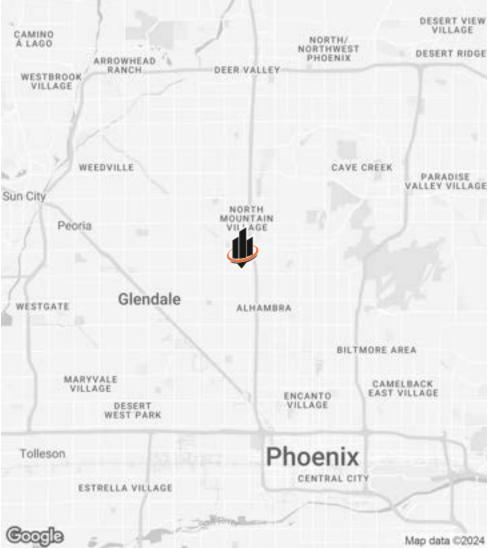




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# LOCATION MAP





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# AREA AMENITIES



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