

FOR SALE

2822 W Northern Avenue

PHOENIX, AZ 85051

PRESENTED BY:

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

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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

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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SVN | DESERT COMMERCIAL ADVISORS

AREA AMENITIES



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