

# FOR SALE

5230 NORTH 16TH STREET • PHOENIX, ARIZONA 85016



## HIGHLIGHTS

- Biltmore Area | Camelback Corridor
- Premier Location on Major Phoenix Arterial
- SW Corner of 16th St. & Oregon Ave.
- Easy Access from both streets
- Same Family Ownership for Past 40 Years
- Great restaurants, coffee, grocery and shopping 5-10 minutes away
- AZ-51 N within 3 blocks | Colter St. E of 16th St.
- AZ-51 S off Highland Ave. | 7-8 miles to Sky Harbor International Airport

## DETAILS

- Rare Corner Lot with Highly Visible Building
- Freestanding 2,112 SqFt Single-level Office
- 12,519 SqFt Lot (.287 Acre)
- Parking: 4 Covered + 10 marked spaces
- Tax Parcels: 162-11-014-A; 162-11-014-C
- Property Taxes: \$6,934.06
- R-5 City Zone
- Distinctive Monument Signage
- Property Survey Available
- Floor Plan on Reverse Side

PRICE UPON REQUEST



**JEFF POLETT, GRI, CRS  
DESIGNATED BROKER**

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*Jeff has been Licensed in Arizona Since 1976*



