

COMMERCIAL BUILDINGS FOR SALE

12622 & 12630 NORTH 28TH DRIVE | PHOENIX, AZ 85029



PROPERTY DESCRIPTION

***ADAPTIVE REUSE POTENTIAL!** This property may qualify for a zoning variance under the City of Phoenix Adaptive Reuse Program.* Save money on rehab costs! Great opportunity to own two parcels merged into one exceeding 37k sf, with 2 existing buildings over 2500sf/ea, already partially renovated and built out for behavioral detox center and adult day care use. Building plans available and remaining materials convey. 21 uncovered parking spaces and room for additional parking, another building, or many other potential uses permitted under C-1 zoning on this sizable parcel, or possibly obtain a zoning variance for medium density multifamily! SELLER WILL CONSIDER ALL OFFERS

PROPERTY HIGHLIGHTS

- Partially Built-Out
- Existing plans available to convey
- Multifamily conversion potential

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	2
Lot Size:	37,357 SF
Building Size:	5,656 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,104	54,782	171,743
Total Population	21,236	147,731	445,868
Average HH Income	\$72,478	\$83,606	\$89,591

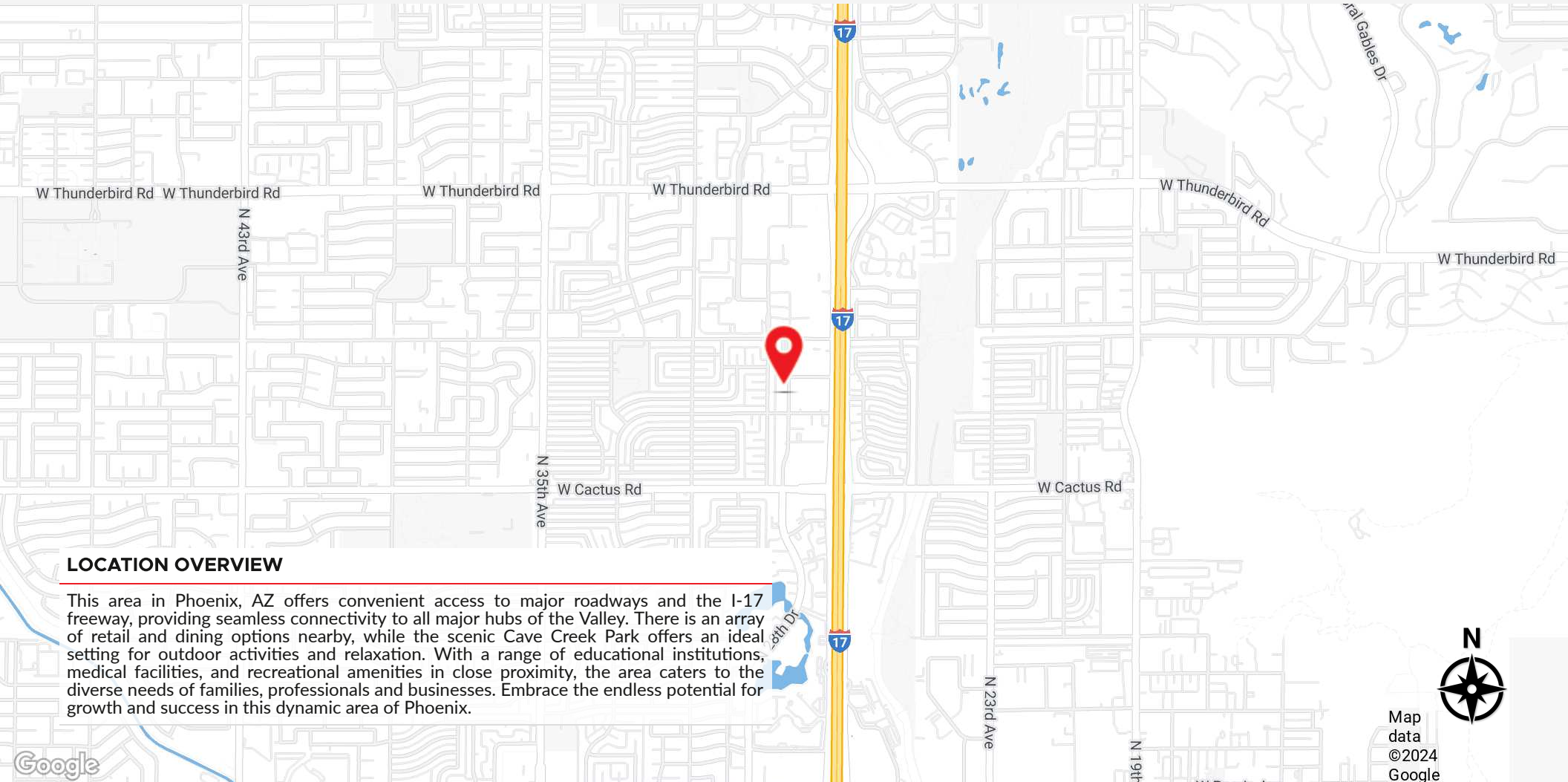
EXCLUSIVELY
LISTED BY

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4731 N Central Ave, Phoenix, AZ 85012

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LOCATION OVERVIEW

This area in Phoenix, AZ offers convenient access to major roadways and the I-17 freeway, providing seamless connectivity to all major hubs of the Valley. There is an array of retail and dining options nearby, while the scenic Cave Creek Park offers an ideal setting for outdoor activities and relaxation. With a range of educational institutions, medical facilities, and recreational amenities in close proximity, the area caters to the diverse needs of families, professionals and businesses. Embrace the endless potential for growth and success in this dynamic area of Phoenix.

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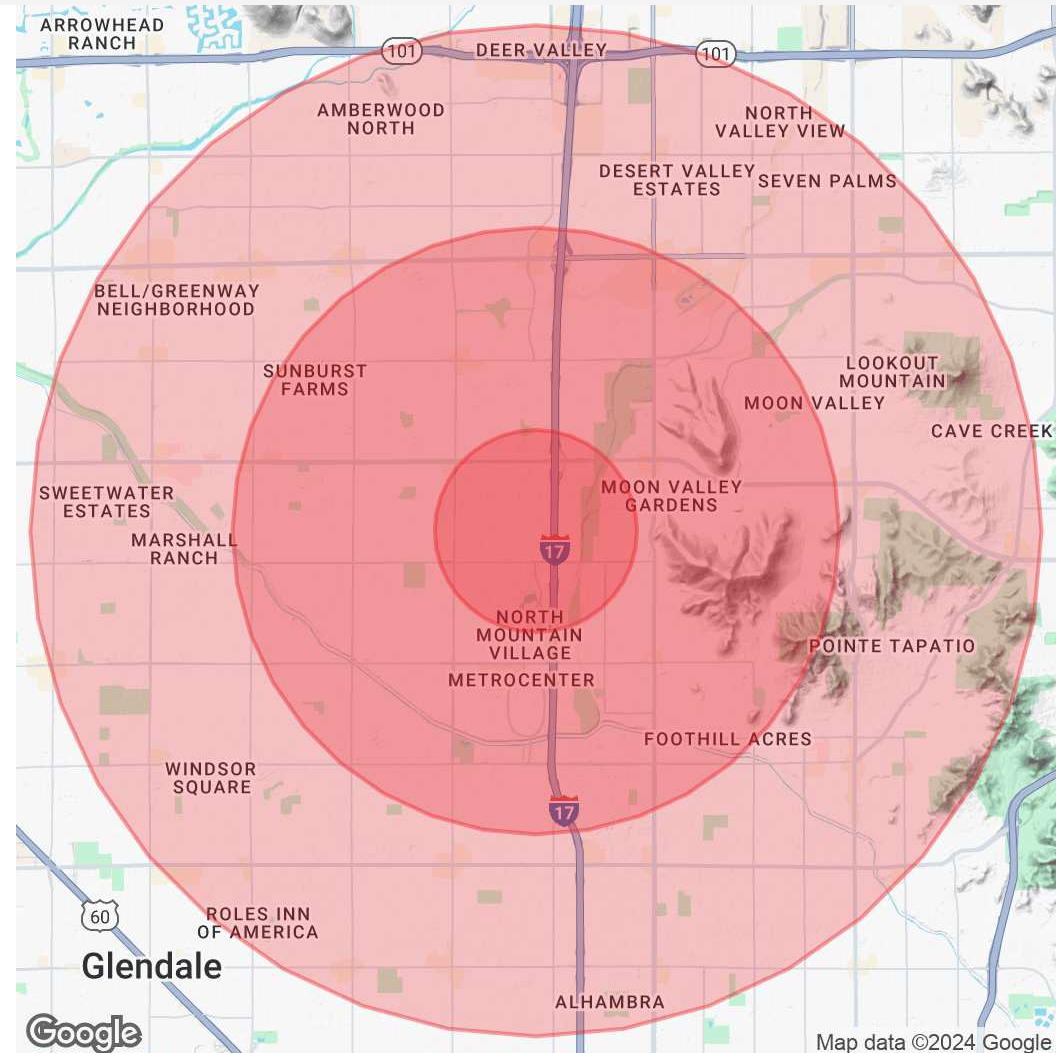
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,236	147,731	445,868
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,104	54,782	171,743
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$72,478	\$83,606	\$89,591
Average House Value	\$327,310	\$379,301	\$388,245

Demographics data derived from AlphaMap



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