

INFILL INVESTMENT OPPORTUNITY – R-5 LAND IN MIDTOWN PHX

170 E MONTEREY WAY , PHOENIX, AZ 85012

N CENTRAL AVE



Osborn Medical Plaza



Robert J. Campos & Associates, P.L.C. Attorney's Office



Apartments



Pediatric Ophthalmology

Edison Sales Center



Spectrum Medical

Multi-Tenant Retail

Cipolla E G DO



FOR SALE

Jake Vice
Commercial Associate
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

Dr. Greg M. Pafford

R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018



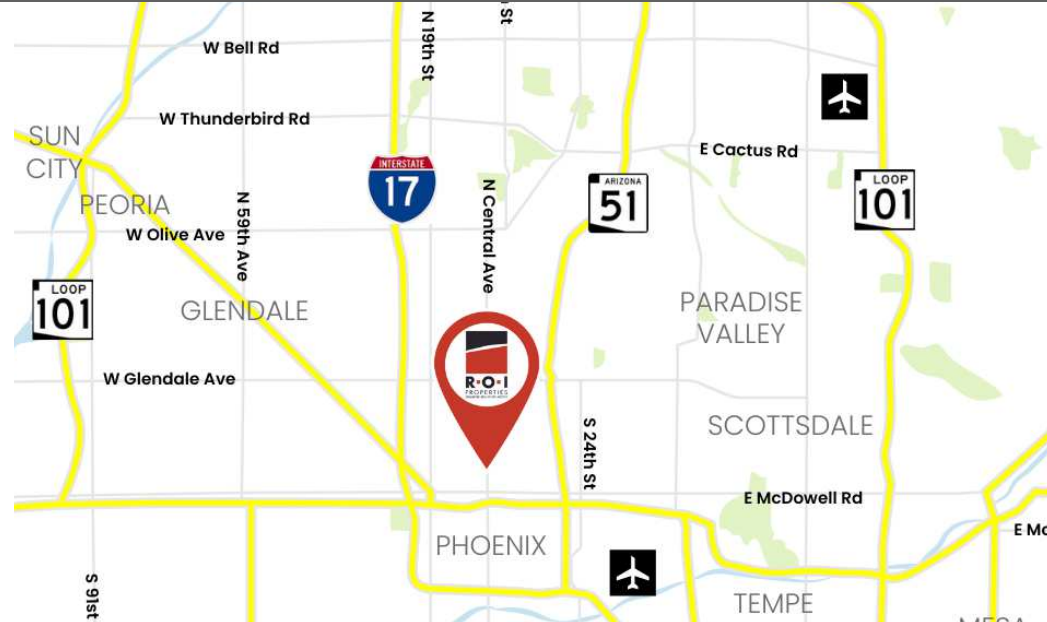
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RARE R-5 LAND – MIDTOWN PHOENIX

170 EAST MONTEREY WAY, PHOENIX, AZ 85012

FOR SALE



OFFERING SUMMARY

Sale Price:	\$320,000
Price / SF:	\$45.04
APN:	118-34-060-A
Lot Size:	7,105 SF
Zoning:	R-5

PROPERTY OVERVIEW

This opportunity consists of a ±7,105 SF parcel (zoned R-5), situated in Midtown Phoenix between Central Ave & 3rd Street. This infill parcel is positioned perfectly for new construction for professional office or residential / multifamily uses. The surrounding area consists of similarly sized lots improved with small professional office / retail buildings, as well as much larger commercial multi-story office buildings, in-line retail centers / restaurants, and large multifamily product. The property is situated just west of 3rd St, which from Indian School to Roosevelt St is set to become a "signature street that supports a live, work, play mixed-use district." This infill parcel is an excellent opportunity for office, medical office, or multi-family developers looking to establish a presence in a rapidly redeveloping part of the Valley.

PROPERTY HIGHLIGHTS

- Zoned for Dense Multifamily Development and Professional Office Use
- Infill Development Opportunity located near restaurants, transportation and shopping
- Existing Parking Structure on Property

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R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
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LOCAL RESTAURANTS, EXCITING REDEVELOPMENT & IMPROVED BIKE CORRIDORS

170 EAST MONTEREY WAY, PHOENIX, AZ 85012
FOR SALE

1. New Bike Infrastructure
2. Slower, safer streets
3. Upgraded Street Lighting
4. Areas of improved, expanded on-street parking
5. Areas for pedestrian and landscape improvements



Park Central Mall

EoS FITNESS

Creighton UNIVERSITY

FIRST WATCH THE DAYTIME CAFE

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RETAIL, MODERN RESTAURANTS & MEDICAL/TRADITIONAL OFFICE USERS NEARBY

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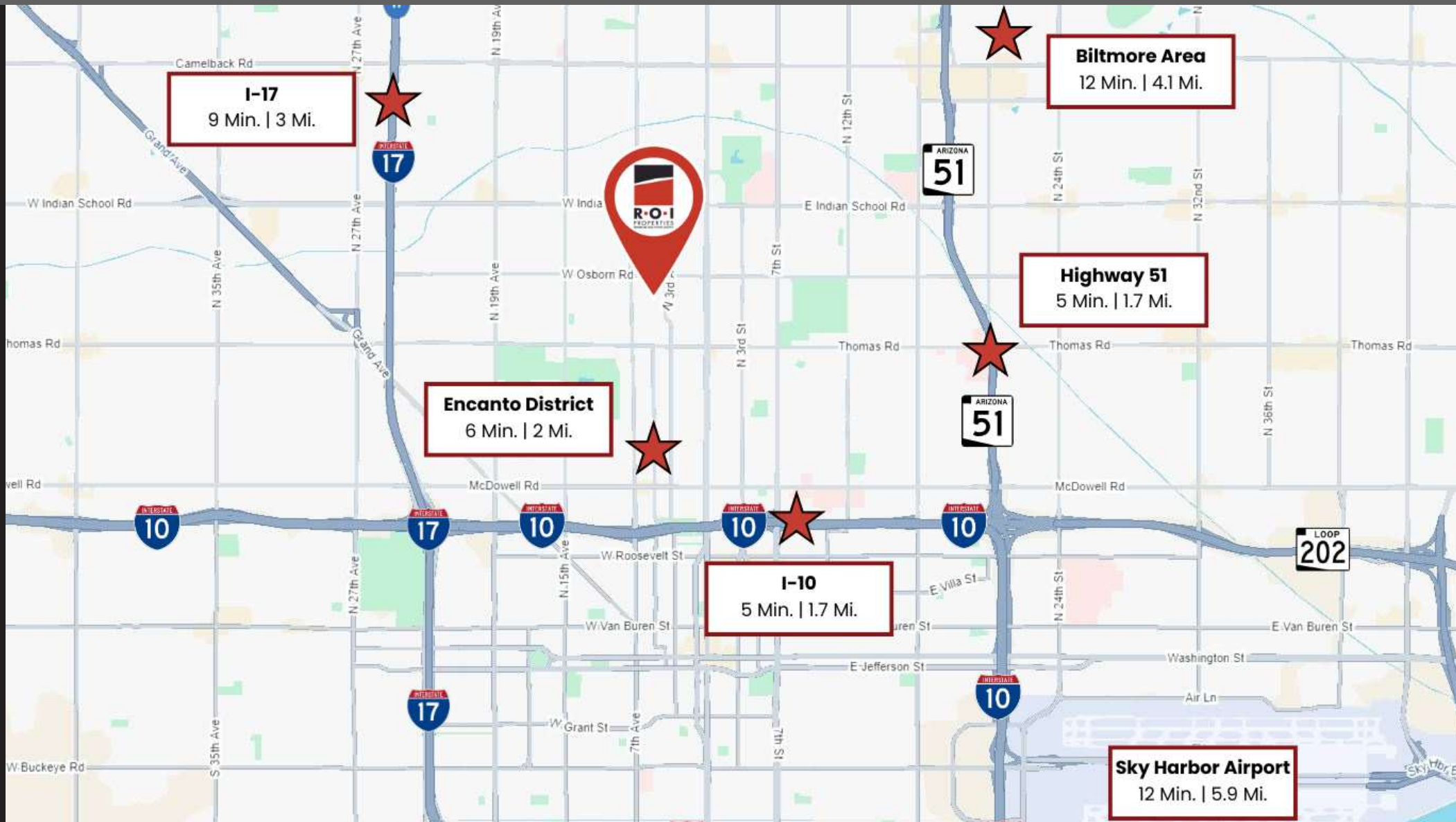
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CENTRALLY LOCATED MIDTOWN LAND FOR DEVELOPMENT

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