

507 E BROADWAY RD

FOR SALE
PHOENIX, ARIZONA
85040

RARE C-3 ZONING

Freestanding commercial property with three-phase power, automotive infrastructure and flexible owner/user potential.

1,814 SF Freestanding Building	0.31 AC Approx. Lot Size	C-3 Zoning	3-PHASE Electrical Power
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PROPERTY OVERVIEW

Prime freestanding commercial building with highly desirable and hard-to-find C-3 zoning, offering flexibility for a broad range of commercial and industrial users. The property has been recently remodeled and features a newer roof, helping reduce near-term capital requirements. Three-phase power adds meaningful utility for businesses operating lifts, shop equipment, machinery or other higher-demand electrical systems.

The existing configuration includes three exterior service bays, two automotive lifts, ample on-site parking and convenient vehicle access. Its layout and zoning make the property particularly compelling for an auto dealership, automotive sales/service operation, warehouse, contractor facility, distribution use or other industrial/commercial operation, subject to City of Phoenix approvals.

KEY PROPERTY FEATURES

Rare C-3 Zoning Flexible commercial zoning with long-term owner/user and redevelopment potential.	Three-Phase Power Added electrical capacity for automotive, shop, warehouse and industrial equipment.
3 Exterior Service Bays Functional vehicle access for service, repair and related operations.	2 Automotive Lifts Existing automotive infrastructure can reduce startup time for the right user.
Recently Remodeled Updated improvements plus a newer roof help minimize near-term capital needs.	Ample On-Site Parking Useful for vehicle inventory, customers, employees and service operations.

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OWNER/USER • AUTOMOTIVE • WAREHOUSE • INDUSTRIAL

IDEAL USER PROFILES

AUTO DEALERSHIP	AUTO SALES & SERVICE	WAREHOUSE / STORAGE
CONTRACTOR FACILITY	LIGHT INDUSTRIAL	DISTRIBUTION / SERVICE

PROPERTY DETAILS

Address	507 E Broadway Rd, Phoenix, AZ 85040
Building Size	Approx. 1,814 SF
Lot Size	Approx. 0.31 acres / 13,650 SF
Zoning	C-3
Year Built	2000
Renovation	Recently remodeled; newer roof
Service Bays	Three exterior bays
Automotive Equipment	Two lifts
Electrical	Three-phase power
Parking	Ample on-site parking
Opportunity Zone	Yes
APN	113-37-083A

LOCATION & POSITIONING

Positioned along the Broadway Road commercial corridor in Phoenix, the property offers a highly drivable location with convenient access for customers, employees and commercial vehicles. Its combination of freestanding identity, C-3 zoning, automotive infrastructure and three-phase power is difficult to replicate in smaller commercial properties. Phoenix Sky Harbor International Airport is approximately 6.3 miles away.

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COMMERCIAL PROPERTY FOR SALE

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