



Freestanding Building for Sale

531 N 32nd Street
Phoenix, AZ 85008



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Property Highlights

Location	531 N 32nd Street Phoenix, AZ 85008 NEC of 32nd St and Fillmore St
Building Size	First floor: 3,760 Second Floor: 588 sf* <i>(bonus sf not included in price)</i> Total: ±4,348 sf
Lot Size	17,777 sf
Zoning	R-5, City of Phoenix
Built	1967
Condition	"As is" (inspection report available upon request)
Parking	Fenced corner lot with approximately 30 spaces, 6 are covered

**Second floor may require additional approvals/modifications to obtain a Certificate of Occupancy (if needed).*

Features

- Signage available Fronting 32nd Street
- Just east of VA Clinic and Celebrity Theatre
- On the bus line, bus stop at corner of property
- In proximity to Sky Harbor Airport and Valleywise Health Medical Center
- Centrally located with easy access to major freeways (I-10, Loop 202 and SR-143)
- One new HVAC unit installed July 2024

For Sale



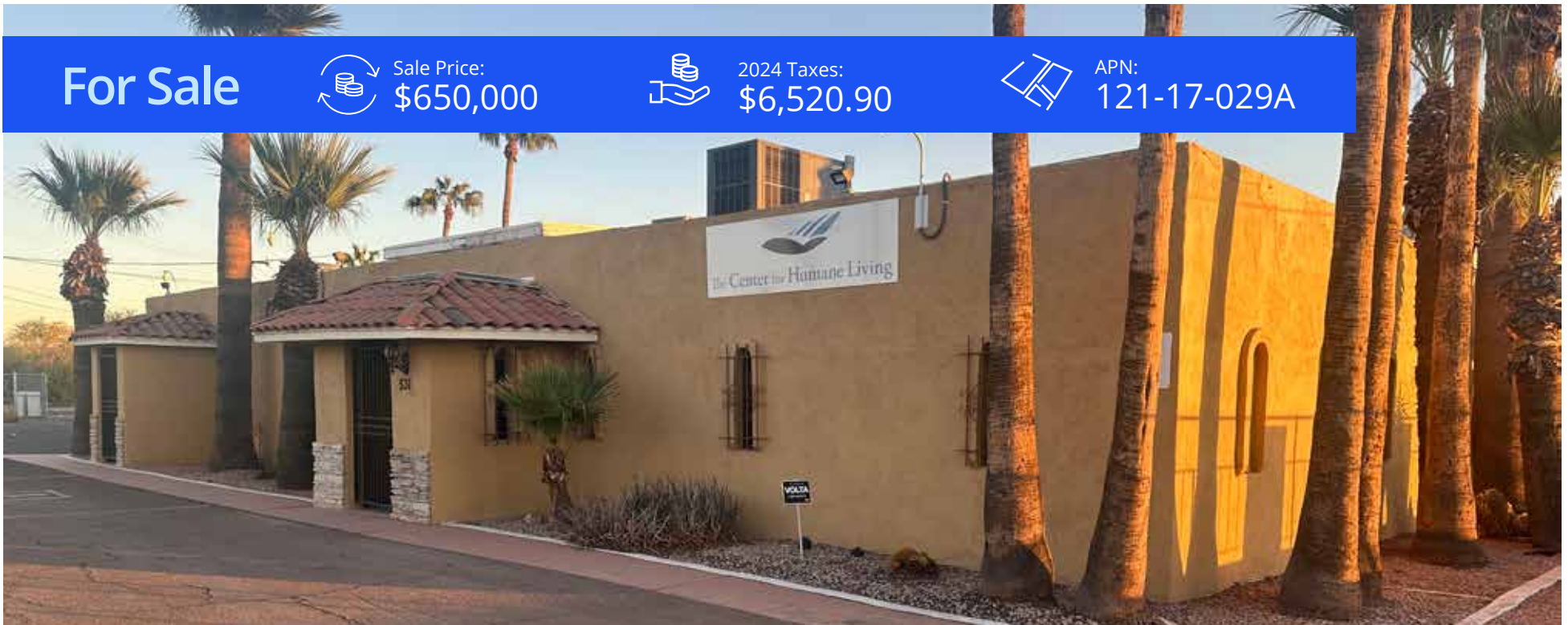
Sale Price:
\$650,000

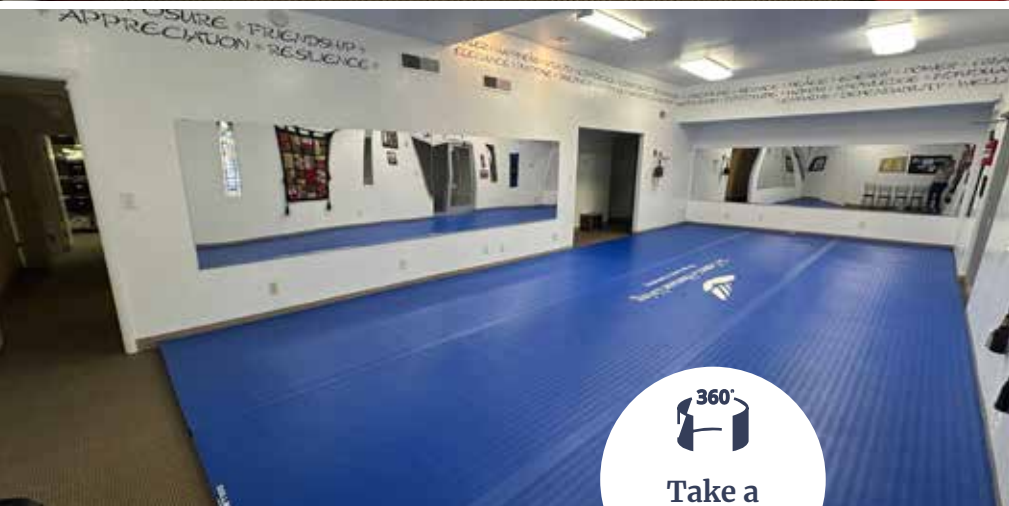


2024 Taxes:
\$6,520.90



APN:
121-17-029A

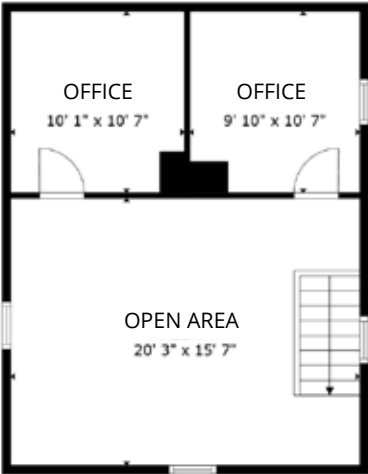




Floor Plan



First Floor - ±3,760 sf



Second Floor - ±588 sf
(Bonus SF)



Demographics *(within 5 miles)*



2024
Population
323,463



2024 Median
Household Income
\$69,857



2024
Median Age
33.9



2024 Median
Home Value
\$500,759



2020 Traffic Count
(VPD)
27,658

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