



Freestanding Building for Sale

531 N 32nd Street
Phoenix, AZ 85008

Colliers

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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* (bonus sf not included in price) 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

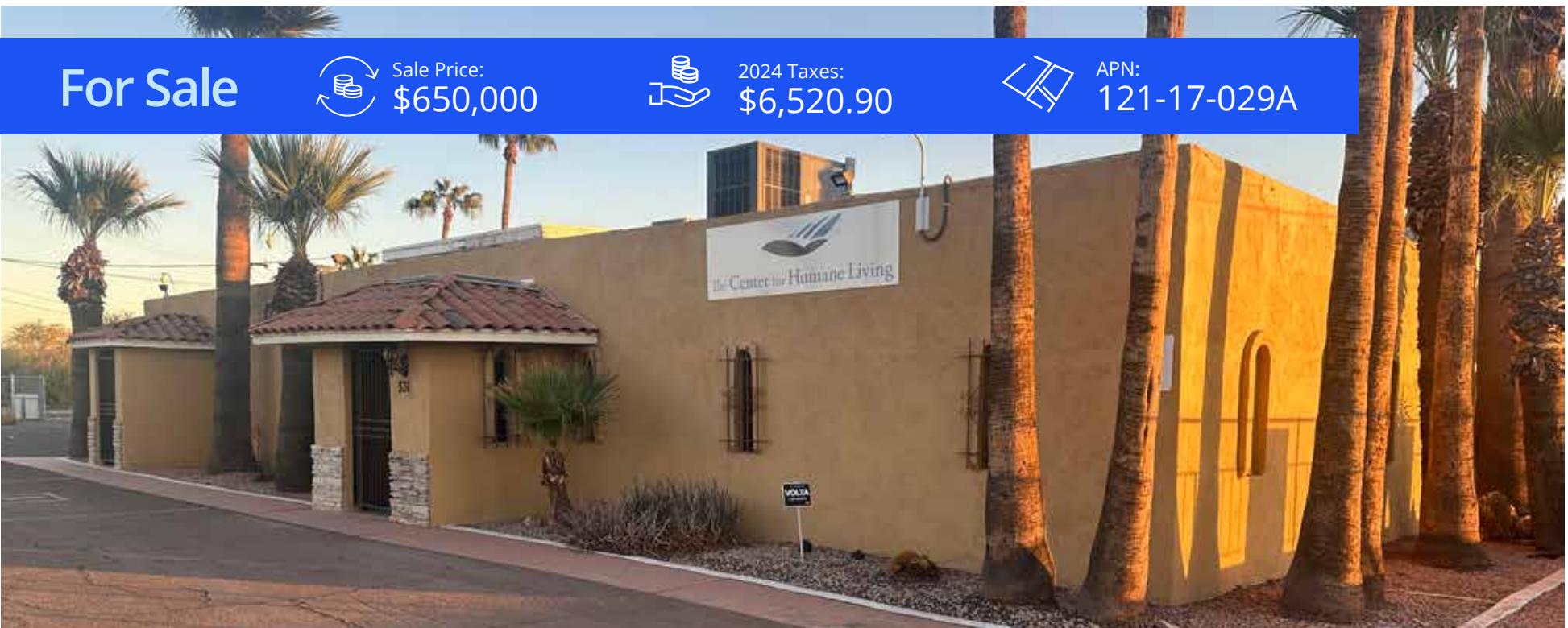
- Signage available Fronting 32nd Street
- Just east of VA Clinic and Celebrity Theatre
- On the bus line, bus stop at corner of property
- In proximity to Sky Harbor Airport and Valleywise Health Medical Center
- Centrally located with easy access to major freeways (I-10, Loop 202 and SR-143)
- One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

For Sale

 Sale Price: **\$650,000**

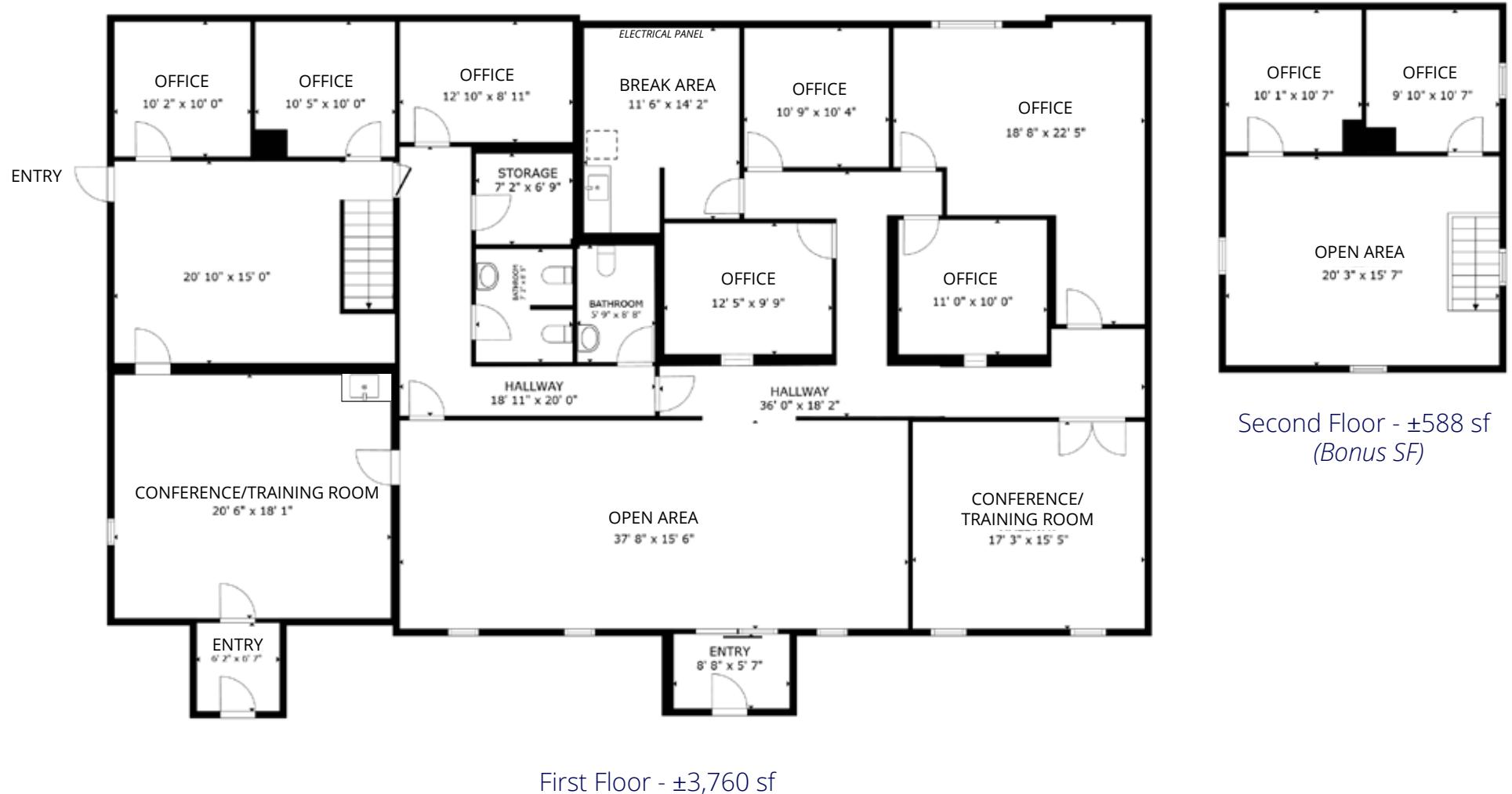
 2024 Taxes: **\$6,520.90**

 APN: **121-17-029A**





Floor Plan





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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