

CENTRALLY LOCATED INDUSTRIAL PROPERTY WITH A-1 ZONING

327 N 25TH AVE | PHOENIX, AZ 85009



DTPHX



W Van Buren St

N 25th Ave

SW Polk St

FOR SALE

Ben Jones
Commercial Associate
602-686-2999
bjones@roiproperties.com

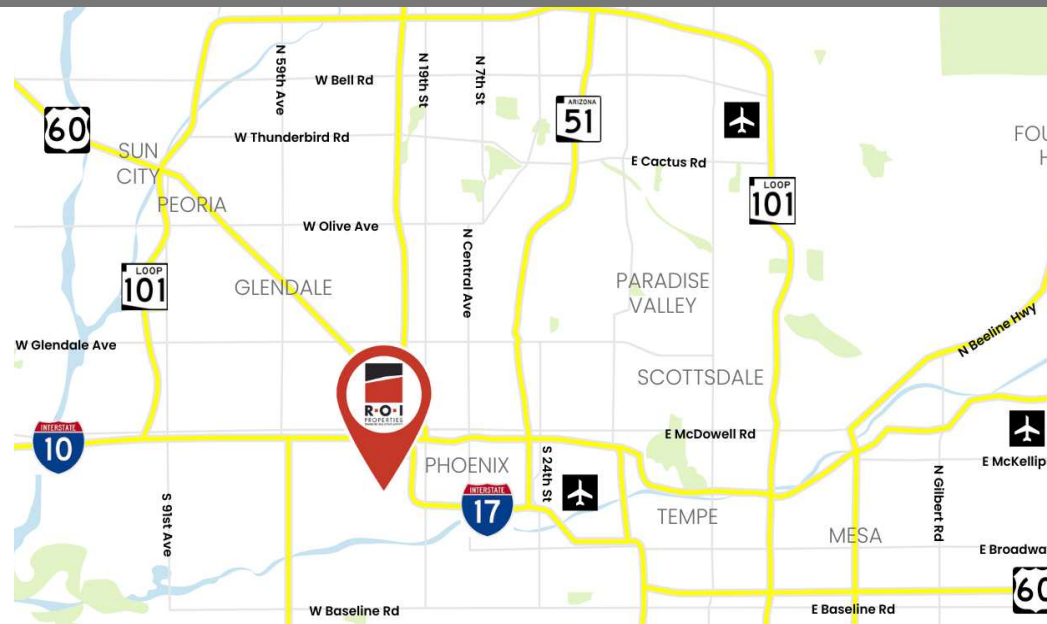
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



OWNER-USER W/ INCOME: 7,252 SF INDUSTRIAL SHOP SPACE

327 N 25TH AVE, PHOENIX, AZ 85009

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	7,252 SF
Price/SF:	\$179/SF
APN:	109-28-054, 055
Lot Size:	0.31 Acres, 13,620 SF
Zoning:	A-1

PROPERTY OVERVIEW

327 N 25th Ave offers 7,252 SF of flexible shop space on 0.31 acres of A-1 zoned land, conveniently located near the northeast corner of N 25th Ave and W Van Buren St. The property features two grade-level doors (18' x 14' and 10' x 14'), with a clear height ranging from 13'2" to 18'5", and two access points for easy ingress and egress. Currently, ±1,800 SF is leased on a month-to-month basis, providing \$800 in monthly income, making this an ideal investment for owner-users seeking rental income or the option to fully occupy the 7,252 SF.

PROPERTY HIGHLIGHTS

- Oversized Grade Doors: 18' x 14' & 10' x 14'
- Clear Height: 13'2" - 18'5"
- Monument Signage
- 0.5 Miles to I-17 & 0.95 Miles to I-10

BEN JONES

602.686.2999
bjones@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



CLEAR SPAN BUILDING W/ TWO OVERSIZED GRADE DOORS

327 N 25TH AVE, PHOENIX, AZ 85009

FOR SALE



BEN JONES

602.686.2999

bjones@roiproperties.com

2024 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



PROXIMITY TO I-17, I-10 AND THE STACK

327 N 25TH AVE, PHOENIX, AZ 85009

FOR SALE



BEN JONES

602.686.2999

bjones@roiproperties.com

2024 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

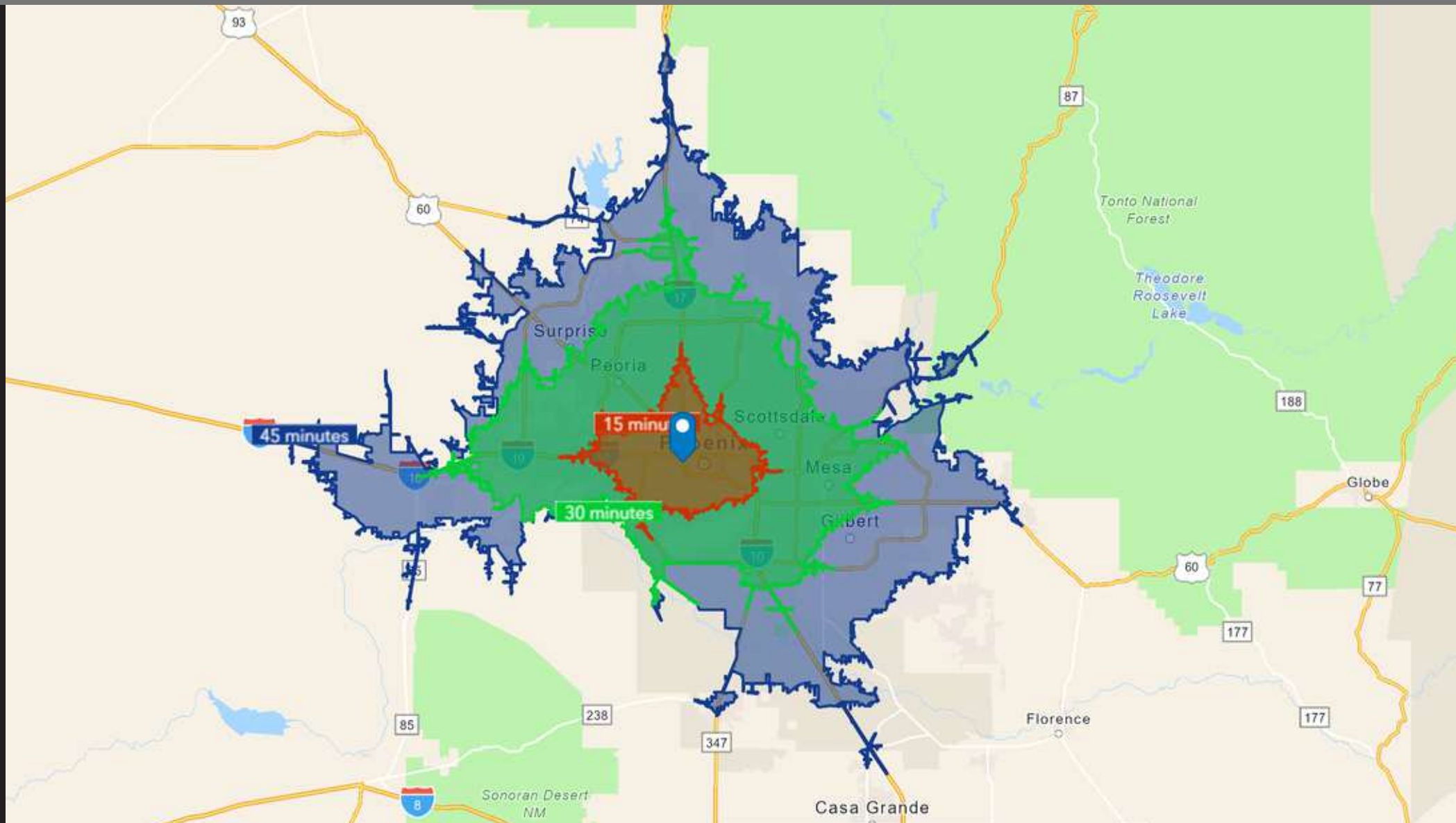
www.roiproperties.com



DRIVE TIME MAP

327 N 25TH AVE, PHOENIX, AZ 85009

FOR SALE



BEN JONES

602.686.2999

bjones@roiproperties.com

2024 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

