

# 1310 E MCDOWELL RD PHOENIX, AZ 85006

PERMITTED  
FOR IN-PATIENT  
USE AND  
DETOX

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**FOR SALE**  
**OWNER/USER OR REDEVELOPMENT OPPORTUNITY**  
**SALE PRICE: \$1,400,000**



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# BUILDING DETAILS:

SALE PRICE:	\$1,400,000
ADDRESS:	1310 E MCDOWELL RD., PHOENIX, AZ 85006
BUILDING SIZE:	24,700 SF
STORIES:	3
ZONING:	C-N
LAND SIZE:	0.57 AC
YEAR BUILT:	1970
PARCEL:	117-24-077A

High-Return Redevelopment in Central Phoenix, Plans Approved and Permits pulled! Permits are valid through August 2026.

Formerly the Berkshire Retirement Hotel, this centrally located property presents a rare opportunity to acquire and redevelop a sizable asset in a high demand market. Currently unoccupied due to a previous fire and deferred maintenance, the property is primed for transformation into a high performing facility.

With City of Phoenix approved plans for 144 beds across 43 rooms, the path to redevelopment is streamlined. Potential uses include in-patient behavioral health, assisted or independent living, a boutique hotel, luxury apartments, or other income generating developments. Plans Approved and Permits pulled! Permits are valid through August 2026.

### KEY HIGHLIGHTS

- City approved plans for 144 beds / 43 rooms, construction permit pulled and valid until August 2026
- Flexible zoning for multiple redevelopment options
- Central location with strong market demand
- Value-add potential for significant ROI





# PARCEL MAP





# PROPERTY MAP

Drive Time	
Hospital	
Banner Health	1 minute
Banner University Medical Center Administrative Office	2 minutes
Banner University Badging	2 minutes
Grunow Memorial Medical Center	2 minutes
Select Specialty Hospital	2 minutes
Banner University Medical Center	3 minutes
Airport	
Phoenix Sky Harbor Intl. Airport	10 minutes
Downtown	
Downtown Phoenix	8 minutes



For more information, please contact:

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