



**IRONHEART**  
COMMERCIAL REAL ESTATE

**Prime Commercial Lot**

1907 W Campbell Ave,  
Phoenix, AZ 85015



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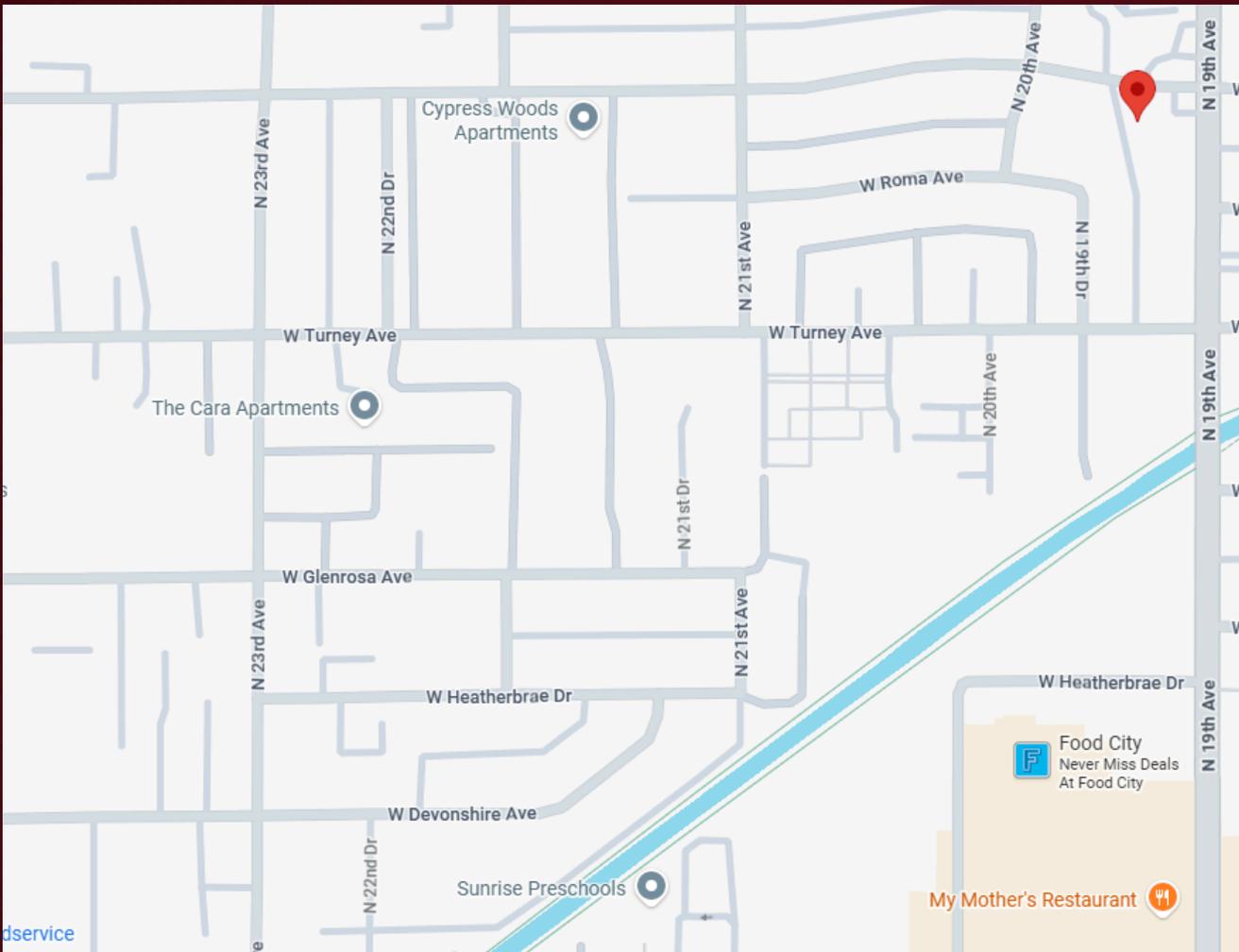


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## Property Details

Price	\$950,000
Lot Size	+/- 8289 sq. ft
Bldg.	+/- 648 sq. ft.
Zoning	C2
APN	154-15-113-A

**Tucked just off 19th Ave in the heart of Phoenix, this soon to be fully renovated 648 SF gem sits on a sprawling 8,289 SF lot with C-2 zoning and endless upside. Whether you're an owner-occupant craving a turnkey launchpad or an investor hunting for low-maintenance, high-utility space—this one delivers. Think retail. Think office. Think flex. With 13+ parking spaces and two RV-width gates accessing a wide-open yard, the possibilities are wide open**

## Key Features

- Fully Renovated Building – 648 SF of fresh potential: new electrical, windows, flooring, and paint.
- Generous Lot Size – 8,289 SF with room to grow, expand, or play.
- C-2 Zoning – Versatile commercial zoning (City of Phoenix) ideal for retail, office, medical, and more.
- Parking Galore – 15+ spaces on-site — a rare find at this size.
- Secure Rear Access – Two double RV-width gates lead to a fully accessible back lot.
- Prime Central Location – Minutes from I-17, light rail, and Midtown hotspots.
- Ready Soon – Renovations wrapping up — bring your vision and move fast.



## Use Examples

- Boutique Retail – Apparel, salon, pet grooming — with visibility and parking to support it.
- Professional Office – Real estate, insurance, consulting — perfect for a polished small business HQ
- Medical/Dental – Ready to retrofit for a solo practice with easy access and parking for patients.
- Live/Work Potential – Create a creative studio or contractor hub with secured yard access.
- Investor Play – Lease to long-term tenant or hold as a high-demand asset with minimal upkeep.



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