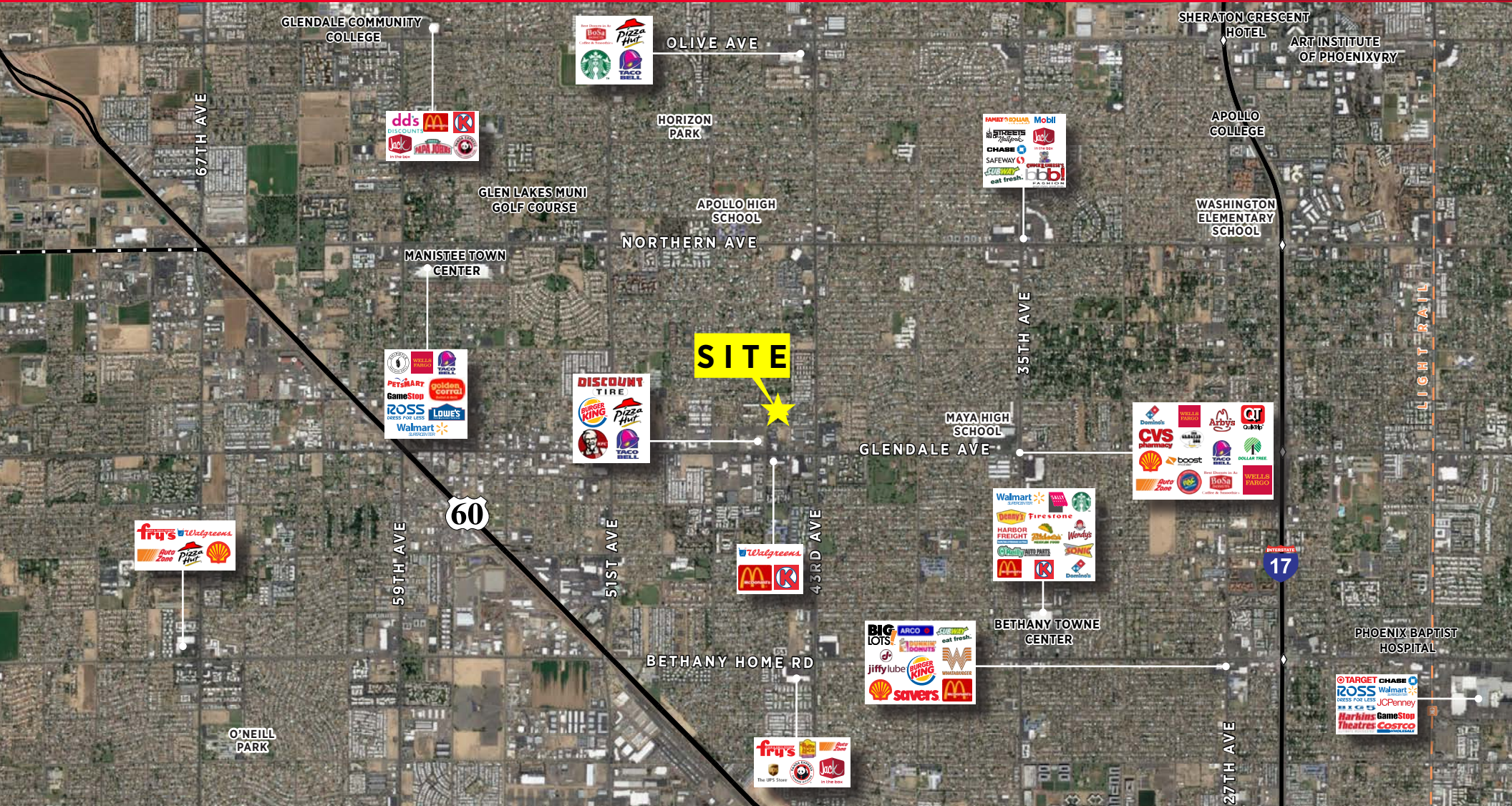


# ±3 ACRES FOR SALE

7127 & 7135 NORTH 45TH AVENUE | GLENDALE, ARIZONA



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## PROPERTY FEATURES

PARCEL #'s:	147-08-003 & 009B
PRICING:	\$588,060 or \$4.50/SF
2017 PROPERTY TAXES:	\$2,547.90
ZONING:	R1-6 (1 Unit/6,000 SF)
GENERAL PLAN:	Medium Density Residential
OTHER INFORMATION:	<ul style="list-style-type: none"><li>• Seller has ALTA Survey</li><li>• Property has Salt River Irrigation Water Rights</li><li>• Water &amp; Sewer: City of Glendale</li></ul>
LOCATION:	Approx. 2 miles from I-17 Freeway & Grand Ave/US-60

## TRAFFIC COUNTS

NORTH ON 43RD AVE	28,900 VPD
SOUTH ON 43RD AVE	29,439 VPD
EAST ON GLENDALE AVE	38,961 VPD
WEST ON GLENDALE AVE	31,248 VPD



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