



2440 W Augusta Ave

Phoenix, Arizona 85021

Property Features

- 2,563 SF Office Building
- Great owner/user opportunity
- Frontage on Black Canyon Hwy (I-17)
- Existing tenants provide immediate cash flow
- Great visibility
- Flexible suite sizes
- Well maintained, renovated office building
- High traffic counts



Demographics

	1 Mile	2 Miles	3 Miles
Average Age:	31.3	33	33.2
Population:	21,254	82,902	176,289
Average HH Income:	\$42,158	\$51,955	\$54,511

Traffic Counts

	VPD
I-17	39,916
Northern Ave	34,194

For Sale: \$249,000 (\$97.15/SF)

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For Sale

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Additional
Photos



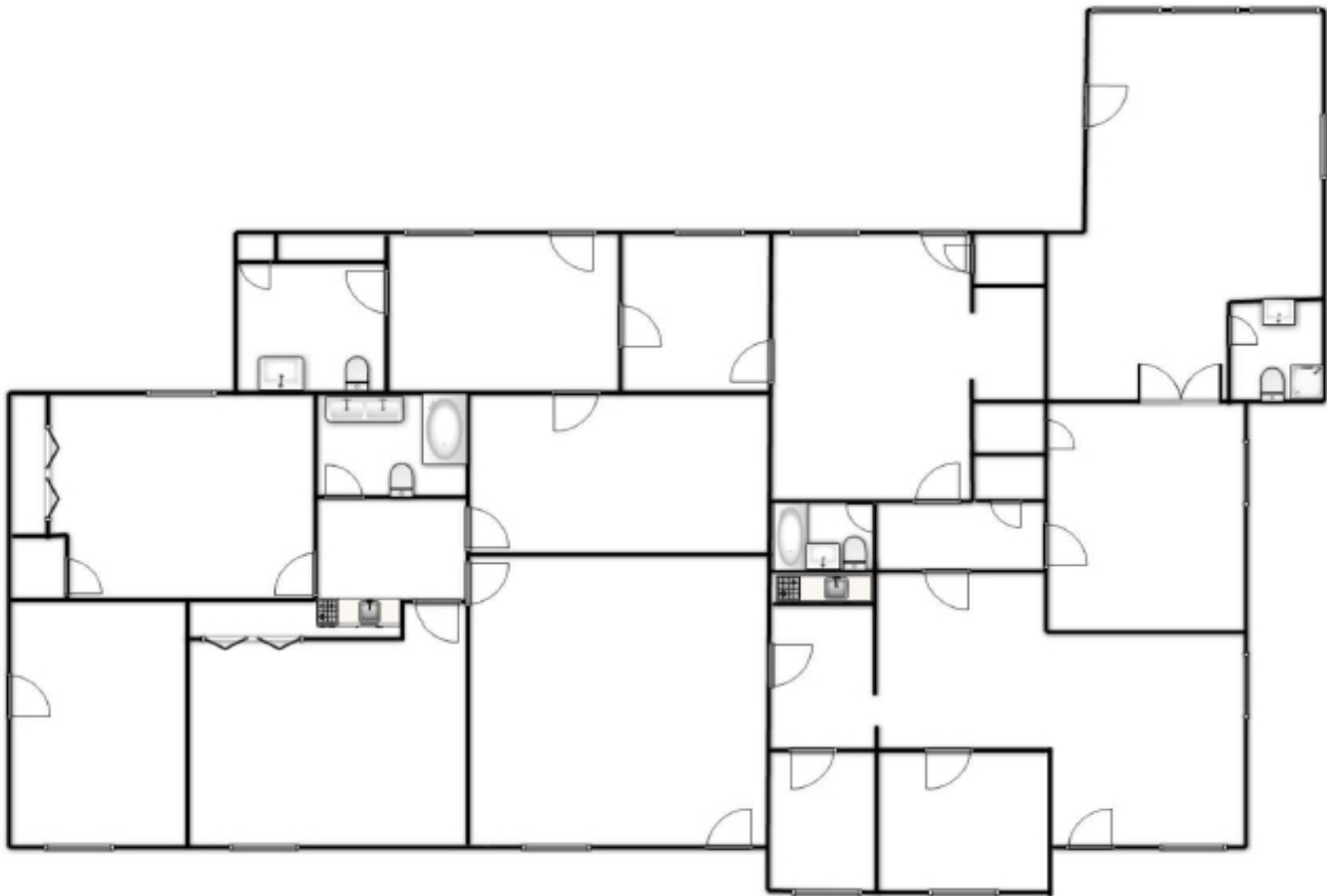
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NAI Horizon

For Sale

2440 W Augusta Ave

Floor
Plan



For Sale

2440 W Augusta Ave

Aerial
Map



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