### For Sale Office Building 2,563 SF

## 2440 W Augusta Ave

Phoenix, Arizona 85021

#### **Property Features**

- 2,563 SF Office Building
- Great owner/user opportunity

**N** Horizon

- 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

BLA BUS W Northern Ave		ARO VIL IDOMINI YON ARK BELMON Map data ©20	U M N 19th Ave
Demographics	1 Mile	2 Miles	3 Miles
Average Age: Population: Average HH Income:	31.3 21,254 \$42,158	33 82,902 \$51,955	33.2 176,289 \$54,511

Traffic Counts	VPD
l-17	39,916
Northern Ave	34,194

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

#### Matt Harper, CCIM

+1 602 393 6604 matt.harper@naihorizon.com

2944 N 44th St, 200 Phoenix, AZ 85018 +1 602 955 4000 naihorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. For Sale

### 2440 W Augusta Ave

## Additional Photos



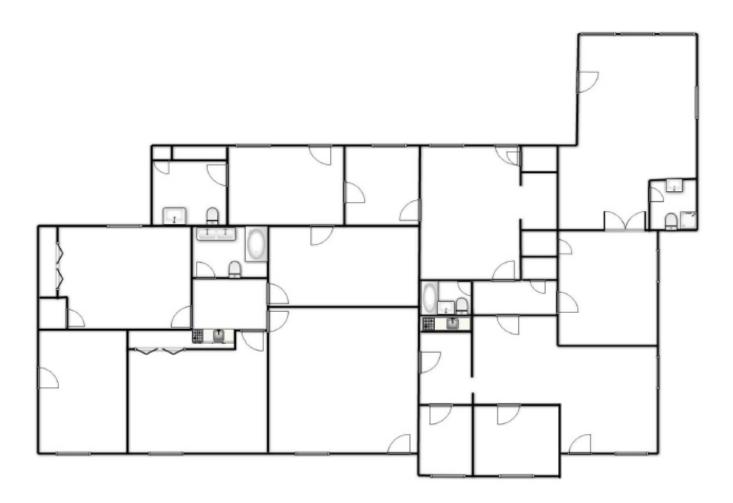
Matt Harper, CCIM +1 602 393 6604 matt.harper@naihorizon.com



For Sale

### 2440 W Augusta Ave

## Floor Plan





For Sale

### 2440 W Augusta Ave

# Aerial Map





