

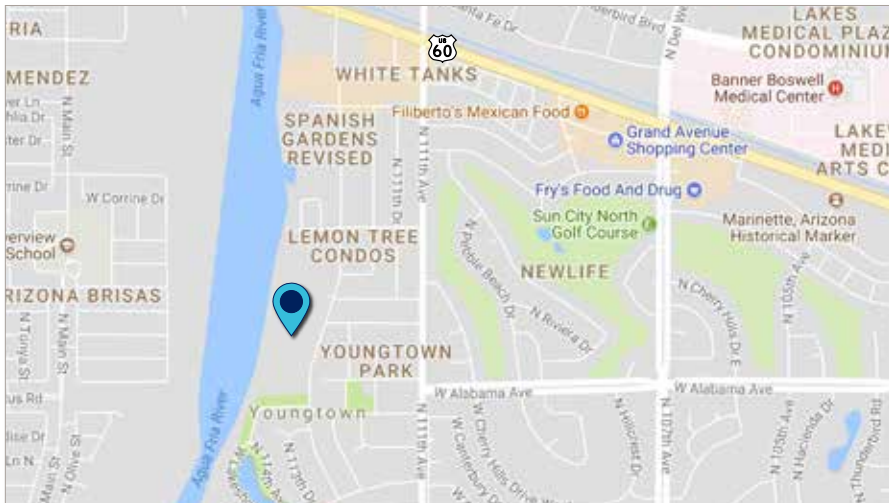


YOUNGTOWN LAND

**N 113TH AVE / W ALABAMA AVE
YOUNGTOWN, AZ 85363**

Located on the NWC of N 113th Ave and W Alabama Ave

Over 6 acres of land for development in Youngtown! Next to Ventana Winds Retirement Community, an 118,000 SF assisted living and memory care property featuring 126 units, and across from Sunview Health & Rehabilitation Center, a 127-bed skilled nursing center including a 53-bed Alzheimers facility and a 26-bed sub-acute care unit. Property could be developed into retail, office, medical office, or hospital. Youngtown is located in the heart of the northwest valley and is the oldest retirement community in Arizona. Near Banner Boswell Medical Center, Pueblo El Mirage Golf Course, Sun City North Golf Course and Grand Avenue (US 60) and many other retail and restaurant amenities.



PROJECT SIZE	±272,686 SF (6.26 Acres) <i>Does not include ±1 Acre of current parking lot</i>
SALE PRICE	\$878,779 (\$3.22/SF)
APN	200-85-536 (Portion) 200-85-829
ZONING	PAD, C-1

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AERIALS

