

2210 North 7th Street | Phoenix, AZ 85006

Owner-User Office For Sale




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**COMMERCIAL PROPERTIES INC.**

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Phoenix, AZ 85006

Highlights



**Commercial Properties, Inc.** is pleased to present an exceptional single, office owner-user opportunity. Located north of the northwest corner of North 7th St and East Monte Vista Road in the heart of the revitalized 7th Street Corridor.

- ±3,112 SF Building
- Owner-User Opportunity
- Located in revitalized 7th Street Corridor
- 3.5/1,000 parking ratio
- Built in 1974
- Zoning: C-1, City of Phoenix
- Parcel: 118-53-084B
- Frontage on 7th St.



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- **OWNER-USER SALE**
  - **ASKING PRICE: \$525,000**

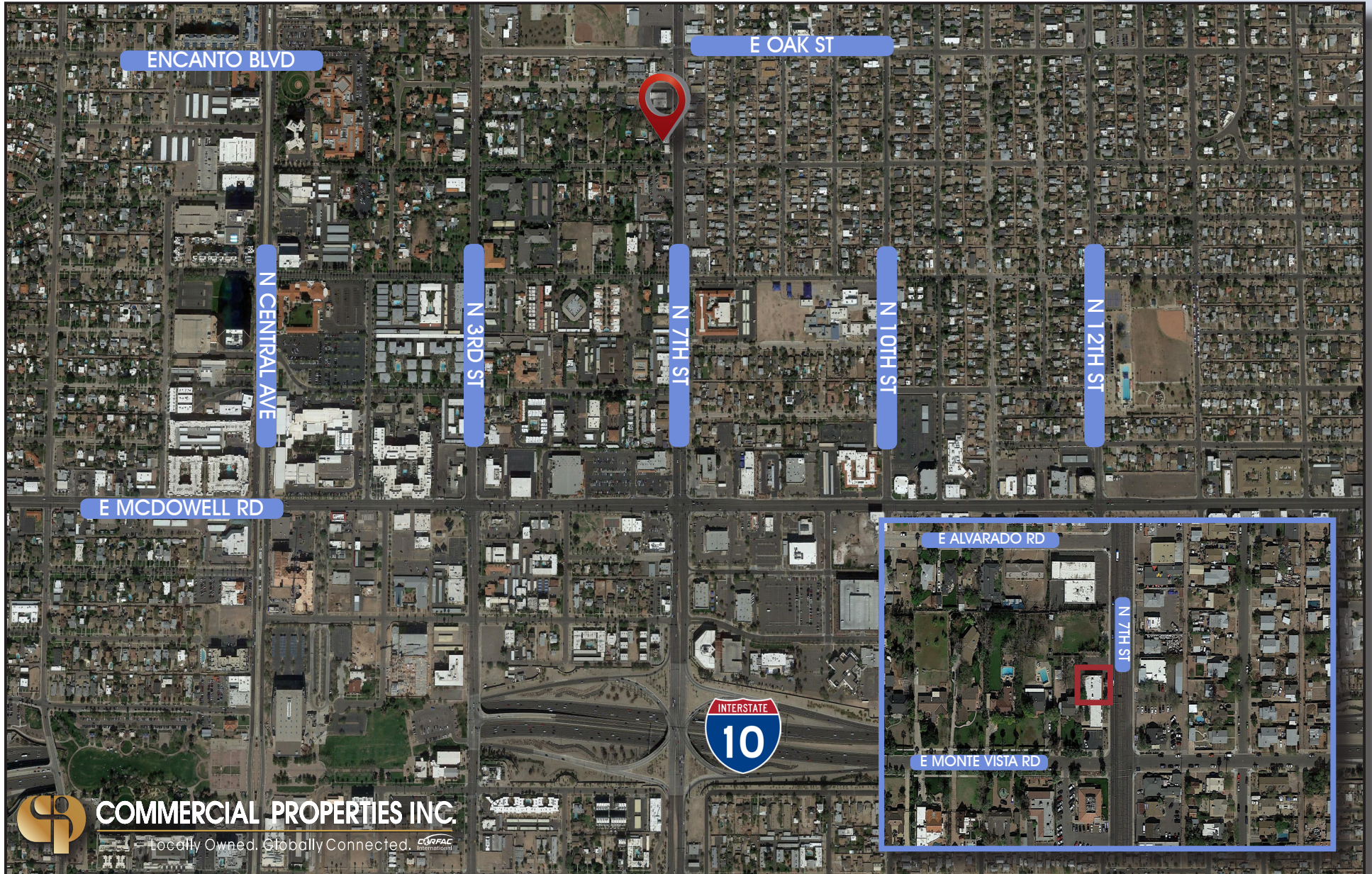




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Aerial Map







The evolution of Downtown Phoenix over the last five years has been significant, with more than \$4 billion invested in office space, retail, restaurants, educational facilities, convention space and hotel rooms. Today's Downtown Phoenix boasts the highest concentration of employment in Arizona, offering impressive urban amenities including living, shopping, arts and entertainment.

The dramatic growth is providing a surge in momentum for even more development. In addition to large-scale projects such as the Phoenix Convention Center expansion, Valley Metro Light Rail and the Phoenix Biomedical Campus serving as major activity centers, there is a real grassroots effort to create a true downtown community. This change is being driven by neighborhood residents, business owners, students, and the thousands of people who live, work and play in downtown.







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