



Retail Bldg For Sale-Historic Avondale

203 E Western Avenue  
Avondale, AZ 85323

**NAI**Horizon

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# Property Overview

## Property Highlights

- ±1,916 SF multi-tenant retail building
- Lot Size: ±2,911 SF
- Year Built: 1945
- Zoning: OTAB
- Parcel #: 500-44-008
- Barbershop and laundromat have been in business over 15 years
- New flooring
- Roof is 5 years old
- Seller financing available

## Location Highlights

- Located in Historic Downtown Avondale at Western Ave & Central Ave
- Western Avenue frontage
- Historic Avondale Infill Overlay
- Over 65,000 people within a 3 mile radius
- Estimated 7.55% population growth from 2020 to 2025
- Over 7,000 VPD on Western Ave

**Sale Price: \$250,000**





# Property Aerial

