A MEDICAL/ OFFICE OWNER/ USER OPPORTUNITY

2701 NORTH 7TH STREET

2701 NORTH 7TH STREET, PHOENIX, ARIZONA

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PROPERTY SUMMARY			A AND	AK
Sale Price:	\$359,000			
Lot Size:	0.22 Acres			
Building Size:	1,912 SF			
Building Class:	C	PROPERTY/ LOCATION OVERVIEW The property is situated just south of the intersection of 7th Street and Thomas Road, with an estimated traffic count of 30,000 vehicles per day. From this location, there are multiple access points to three of the most frequently used freeways in Phoenix. It is one quarter of a mile from I-10, one		
Year Built:	1940	and one half miles from US-51, and two and one half miles from I-17, giving easy access to the Greater Phoenix area in all directions.		
Zoning:	R-5	In addition, the property is one mile from Phoenix's rapidly evolving Central Business District, which is home to 100+ dining options, the Phoenix Convention Center, Arizona Science Center, Herberger Theater, Civic Space Park, CityScape, the Arizona Diamondbacks' Chase Field, and the Phoenix Suns US Airways Center, as well as several urban residential projects.		
Cross Streets:	Thomas Road & 7th Street	 PROPERTY HIGHLIGHTS Ideal Owner/ User Opportunity Owner will Consider Lease Back for Half the Space 	 Potential to Subdivide Part of Downtown Off Rear Parking Lot is Pa 	fice Market
Traffic Count:	29,544	Superior Frontage on 7th StreetMonument Signage In-place	 Floor plan Ideal for Ch 	

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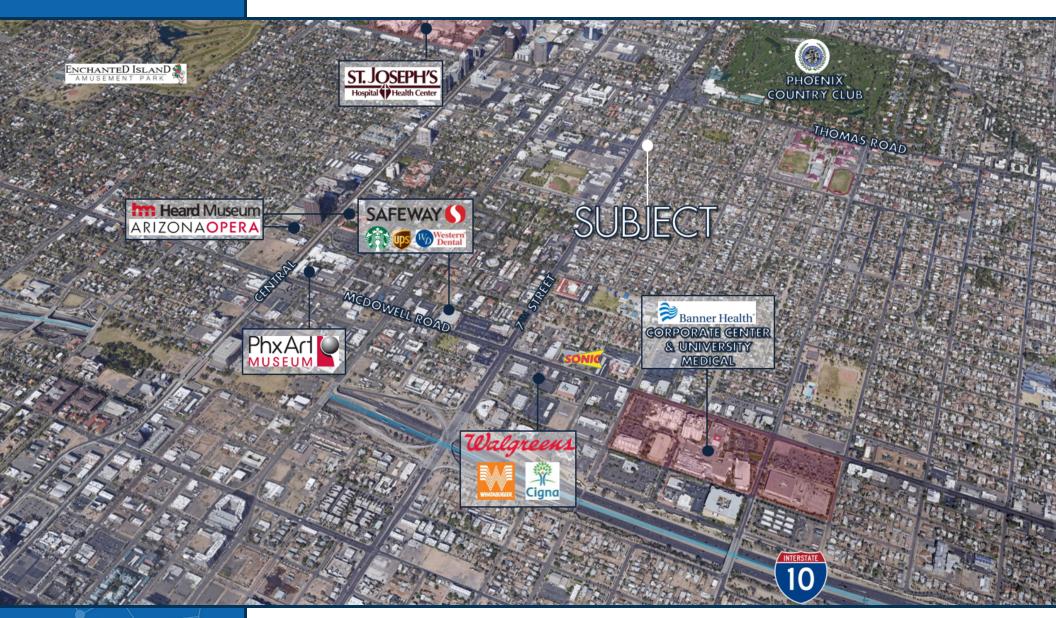
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