

2701 NORTH 7TH STREET

2701 NORTH 7TH STREET, PHOENIX, ARIZONA

PROPERTY SUMMARY

Sale Price:	\$359,000
Lot Size:	0.22 Acres
Building Size:	1,912 SF
Building Class:	C
Year Built:	1940
Zoning:	R-5
Cross Streets:	Thomas Road & 7th Street
Traffic Count:	29,544



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 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.

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.

PROPERTY HIGHLIGHTS

- Ideal Owner/ User Opportunity
- Owner will Consider Lease Back for Half the Space
- Superior Frontage on 7th Street
- Monument Signage In-place
- Potential to Subdivide Spaces
- Part of Downtown Office Market
- Rear Parking Lot is Part of Property
- Floor plan Ideal for Chiropractic Use

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