

# DEER VALLEY COMMERCE CENTER PARK

2340 WEST PARKSIDE LANE | PHOENIX AZ 85027

**SIGNIFICANT  
PRICE  
REDUCTION**

INDUSTRIAL BUILDING AVAILABLE FOR SALE

## Features:

- Suite H-114: ±3,322 SF Dance School
- Reception, 2 Offices, 2 Restrooms
- 3 Dance Studios / Bullpen Areas
- 100% AC
- 22' Clear Height
- (1) 12'x14' GL Door
- Excellent Visibility / Signage



## EXCLUSIVE CONTACT:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC International

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



### Building/Site Information

Address	2340 W. Parkside Lane Phoenix, AZ 85027
Parcels	203-03-285
Total Bldg Square Feet	±3,322 SF
Location	23rd Ave & Parkside Ln
Zoning	CP-GCP

### Demographics

	1 MI	3 MI
Population	5,463	64,997
Households	2,365	25,211
Average Age	36.40	36.30
Median HH Income	\$66,905	\$64,112
Total Businesses	650	3,602
Cons. Spending	\$60,264	\$665,569

### Traffic Counts

I-17 & Pinnacle Peak	141,412 VPD
23rd Ave & Pinnacle Peak	17,759 VPD
Black Canyon Hwy & Pinnacle Peak	11,190 VPD

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 06 17 20

**SALE PRICE \$499,000.00**

Suite H-114: ±3,322 SF

(not to scale)

2nd Floor



1st Floor





