

Land & Industrial Building For Sale

3555 S. 24th Street | Phoenix, AZ

OPPORTUNITY ZONE!

BACK ON MARKET

MAJOR PRICE REDUCTION

Highlights

- Elwood Street Recently Completed!
- Just South of I-10/Phoenix Sky Harbor International Airport
- Auto Salvage Yard Use Permitted
* License included in purchase!
- Includes Full Size Billboard Income
\$7,800 Per Year - Ready For Increases!

SALE PRICE: \$1,750,000
\$1,600,000 (\$5.17 PSF)
SELLER FINANCING AVAILABLE*



Property Details

- A-2 Zoning, Heavy Industrial
- Close to I-10 Freeway
- ±3,500 SF Industrial Building Reception Area, and 1 Office
- 20' Clear Height
- (2) Grade Level Doors: 14' x 18'
- ±7.1 Acres of Fenced Yard

TRAFFIC COUNTS	
24th St & Elwood	20,973 VPD
I-10 & 24th St	234,001 VPD

* Call broker for more information on seller financing

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DISCLAIMER: 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: 10/07/19

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DEMOGRAPHICS

Population

1 Mile - 7,593
3 Mile - 76,330
5 Mile - 300,615

Avg. HH Income

1 Mile - \$28,469
3 Mile - \$36,194
5 Mile - \$39,841

Businesses

1 Mile - 4123
3 Mile - 4,572
5 Mile - 16,991



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFRAC

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