

\$400K
\$57/SF

FOR SALE / 7,000 SF BLDG

Vacant Building



Steve Fisher

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602-522-9100

Fisher Commercial

2415 E. Camelback #700

Phoenix, AZ 85016

4131 N. 19th Ave Phoenix, AZ 85015

- Great User Building in The Encanto Area
- High Density Neighborhood
- Close to I-17 Freeway
- High Traffic Counts
- Great Visibility / Easy Access
- Close to Food City, Ace Hardware, Domino's, Midas, Phoenix Christian High School, Phoenix College, Metro Tech High
- Zoning C-2—City of Phx

POPULATION

37,700 1 Mile

188,900 3 Mile

514,200 5 Mile

HOUSEHOLD INCOME

\$46,200 1 Mile

\$57,900 3 Mile

\$56,800 5 Mile

TRAFFIC COUNTS

21,800 vpd 19th Ave

38,200 vpd Indian School

Great retail redevelopment opportunity.

Priced well below replacement cost.

Vacant 7,000 SF Building has great upside potential at \$57/SF.



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19th Ave

Indian School Rd