



**FOR SALE | INDUSTRIAL**

# 4036 N Black Canyon, C-3 Warehouse

4031 N Black Canyon Fwy | Phoenix, AZ 85015

PRESENTED BY:

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**LRA**

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$749,000
<b>Lot Size:</b>	0.53 Acres
<b>Building Size:</b>	11,700 SF
<b>Grade Level Doors:</b>	1
<b>Ceiling Height:</b>	12.0 FT
<b>Year Built:</b>	1960
<b>Renovated:</b>	2010
<b>Zoning:</b>	C-3, Commercial General
<b>Market:</b>	Phoenix
<b>Sub Market:</b>	W Phx N of Thomas Rd Ind
<b>Cross Streets:</b>	24th Ave & Black Canyon Hwy
<b>Traffic Count:</b>	45,174

## PROPERTY OVERVIEW

THIS PROPERTY IS FOR YOU if you want High Freeway visibility from the major traffic flow of I-17 and C-3 zoning.

Warehouse located on the SEC of Indian School and I-17 Black Canyon Fwy; Zoned C-3 for liberal uses; older warehouse can be remodeled or assembled with adjacent parcels; major intersection on/off the I-17 Freeway.

This property has 12' ceilings, 3 phase electric, cement floor, block walls, skylights, newer partial foam roof, 16'wide x 10' high roll up door, evaporative coolers, and parking in front.

## LOCATION OVERVIEW

The subject property is located at 4031 N Black Canyon Fwy in the City of Phoenix, Maricopa County, Arizona. The subject property is in a good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is generally good in terms of retail, commercial and residential use. The subject benefits from heavy commuter and local traffic along 24th Ave. The major I-17 entrance/exit is directly adjacent to the property which sits on the SEC.

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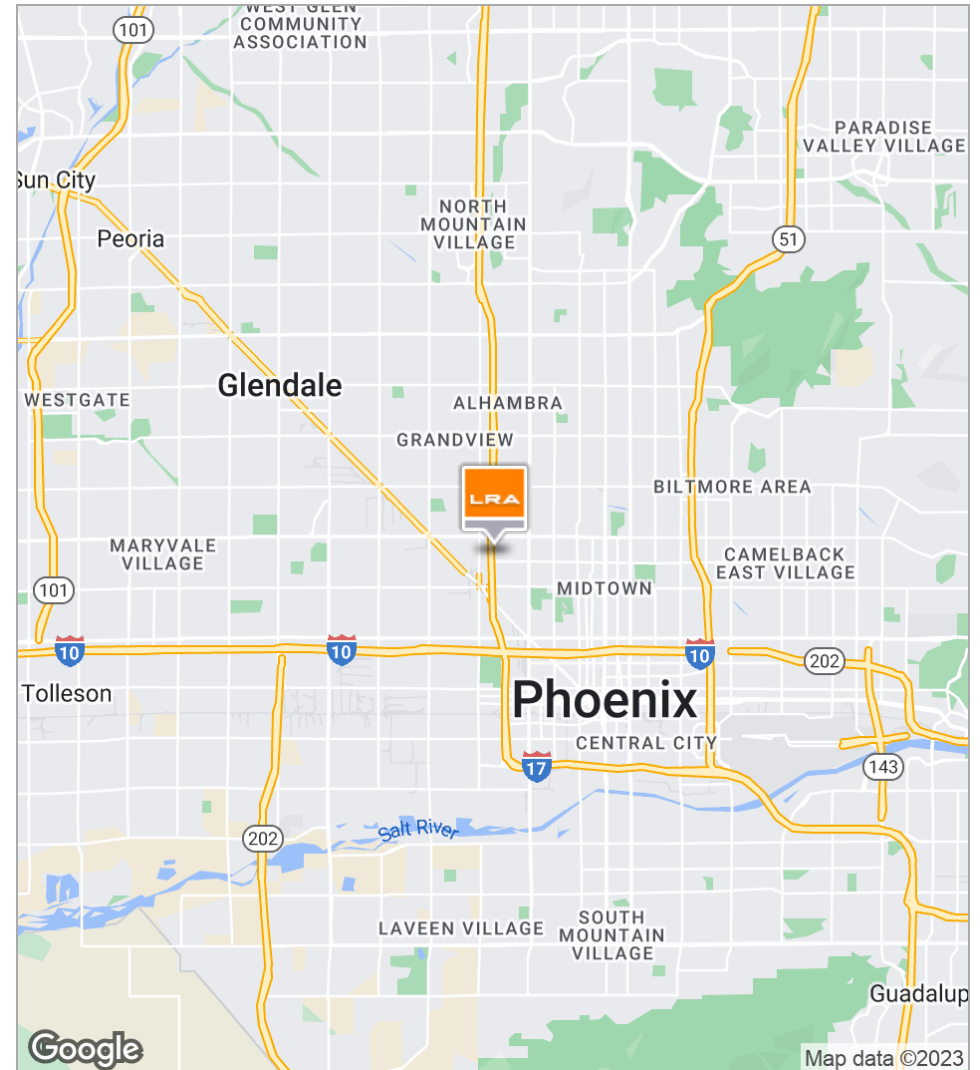
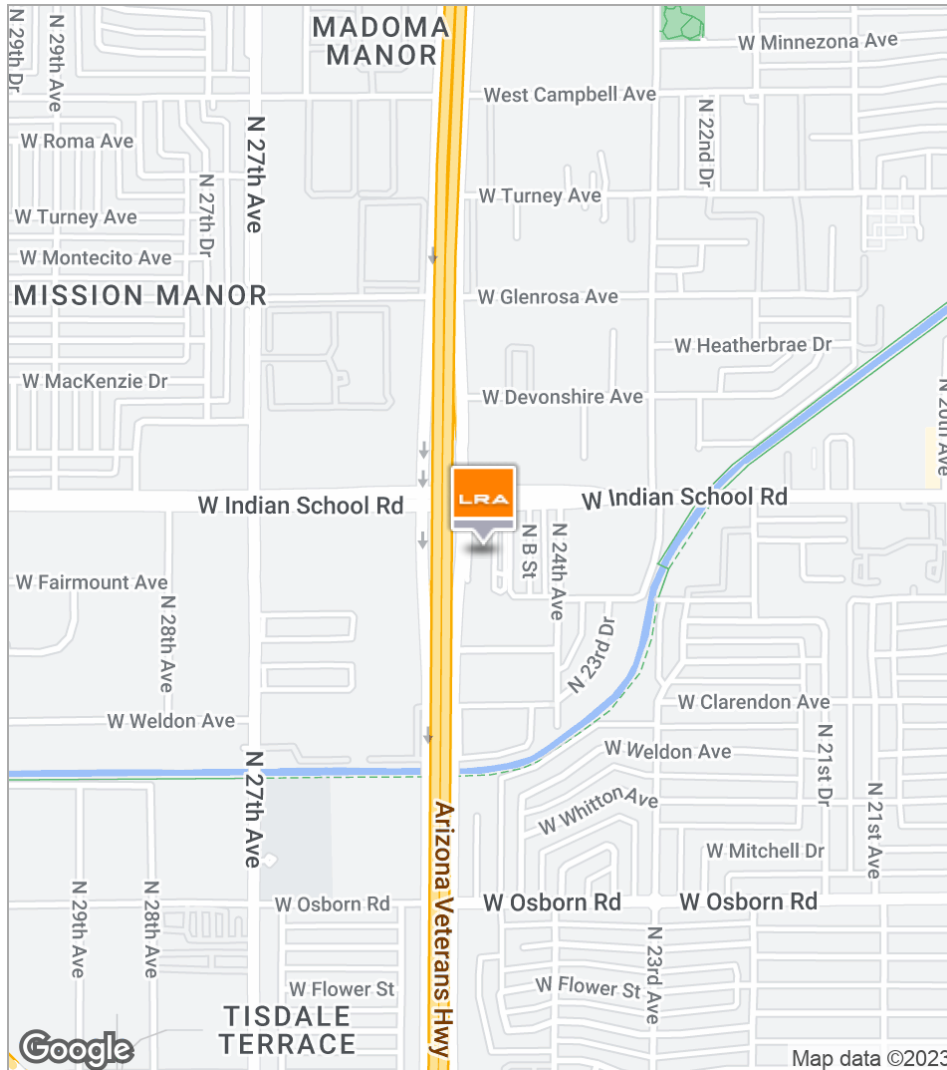


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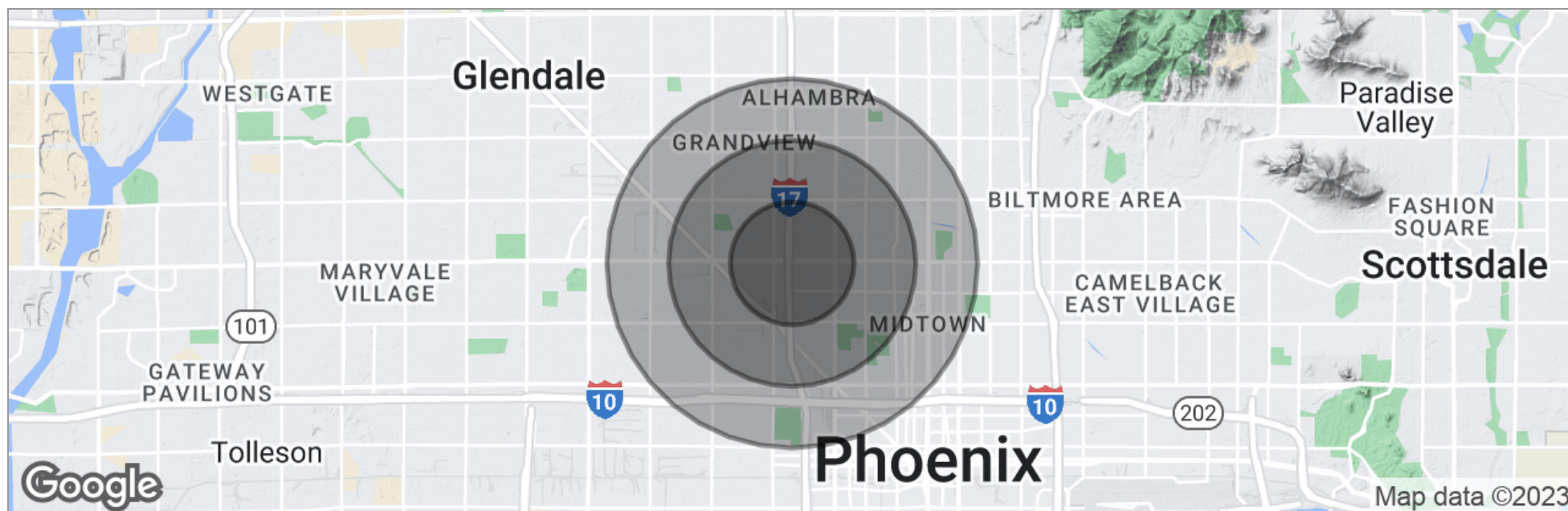
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	1 Mile	2 Miles	3 Miles
Total Population	26,227	106,644	200,664
Population Density	8,348	8,486	7,097
Median Age	27.9	29.3	31.0
Median Age (Male)	27.1	28.6	30.6
Median Age (Female)	28.8	30.4	31.6
Total Households	8,380	35,885	69,623
# of Persons Per HH	3.1	3.0	2.9
Average HH Income	\$39,790	\$43,204	\$51,115
Average House Value	\$159,935	\$207,880	\$280,187

\* Demographic data derived from 2020 ACS - US Census