

FOR SALE OR LEASE

**2601 - 2611 W Northern
Ave**

PHOENIX, AZ 85051

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$1,380,000
PRICE/SF	\$127.80
LEASE RATE	\$18 PSF NNN
BUILDING SIZE	2601: 4,760 SF 2611: 6,038 SF TOTAL: 10,798 SF
LOT SIZE	2601: 10,928 SF 2611: 10,937 SF TOTAL: 21,865 SF/ 0.50 AC
YEAR BUILT	2601: 1985 2611: 1985
ZONING	C-2
APN	157-29-010A, 011A, 012, 013
SUBMARKET	Northwest Phoenix
2023 PROPERTY TAXES	\$17,131.86
PARKING	±33
UTILITIES	Electric: Water: City of Phoenix Sewer: City of Phoenix



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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

SVN is proud to present to the market this two-building portfolio on the southwest corner of Northern and 26th Ave. 2601-2605 W. Northern Ave. consists of a two-story, ±4,760 SF building currently occupied by a pet grooming and training company occupying the building under a month to month tenancy. 2611 W. Northern Ave. consists of a ±6,038 SF building that has historically been occupied by VCA Animal Hospital who has plans to vacate the property in Q4 2023.

The property consists of a 0.50 AC lot with C-2 Zoning and ±33 parking spaces. The buildings are being offered for sale as a portfolio or alternatively, 2611 W. Northern Ave. is available for lease.

PLEASE CALL TO SCHEDULE TOURS AS TO NOT DISRUPT THE EXISTING TENANTS.

LOCATION DESCRIPTION

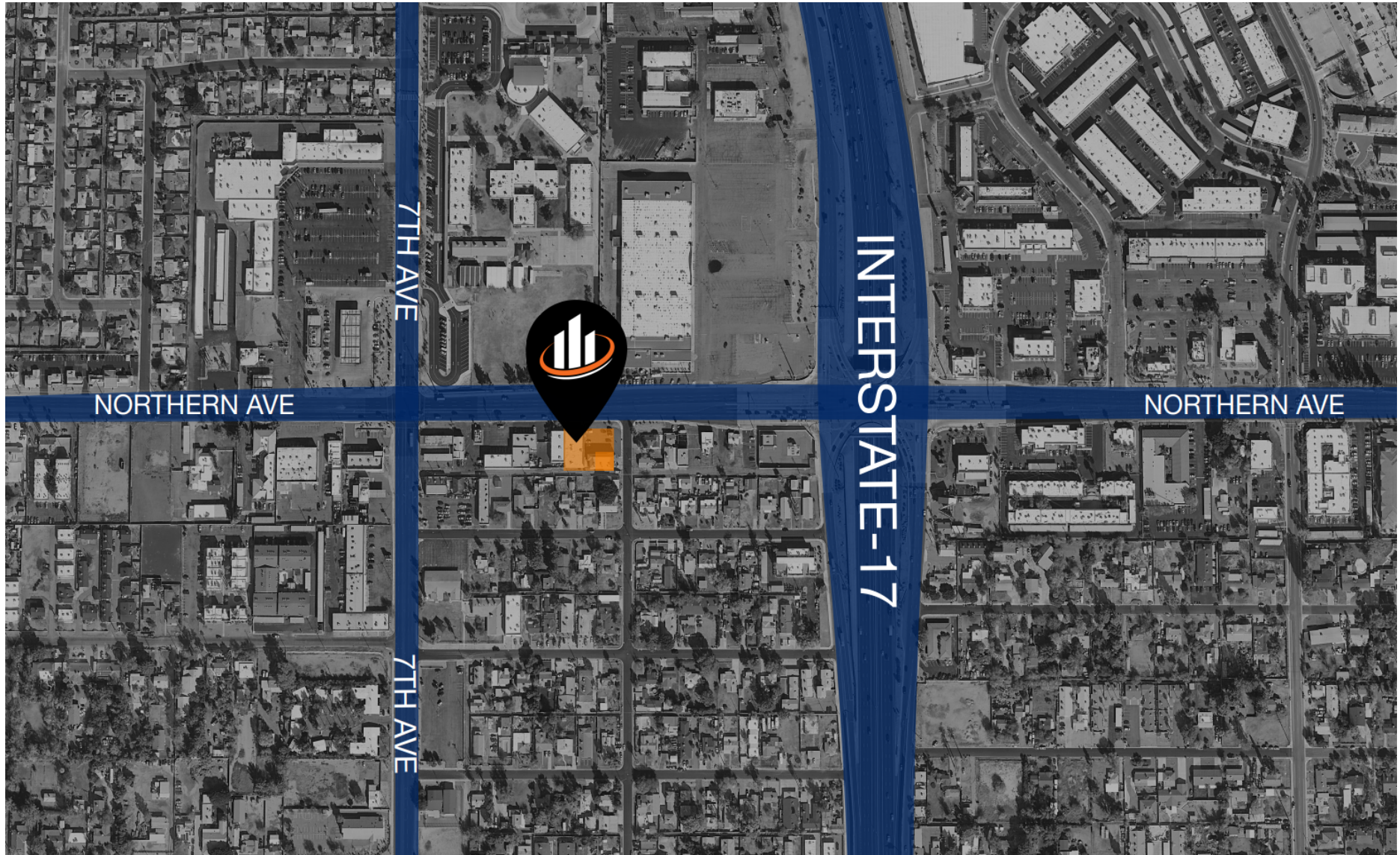
Located on the corner of 26th Ave and Northern, this property sits one block west of I-17 and within 3.5 miles of the AZ-51 Highway. The property is situated on a high-traffic corridor generating strong traffic counts per weekday. In close proximity is the Metrocenter Mall which is currently slated to undergo major redevelopment bringing numerous shops, restaurants, and various other retail amenities to the trade area.

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PROPERTY AERIAL



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RETAILER MAP



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