



2525 W BERYL AVE

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PHOENIX, AZ 85021

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,475,000
Lot Size:	1.64 Acres
Year Built:	1979
Building Size:	15,913
Zoning:	A-1
Market:	Phoenix
APN#:	149-09-001K
2019 Taxes:	\$22,066.10
Price / SF:	\$92.69

PROPERTY OVERVIEW

The subject property is a 15,913 square foot building situated on a 1.64-acre lot. The property has multiple built out offices, open space, a large courtyard, and a racquetball court. This is a unique opportunity given the existing layout of the building, location adjacent to Rose Mofford Sports Complex, and location relative to many amenities in this north Phoenix submarket.

LOCATION OVERVIEW

The subject property is located south of the SEC of the I-17 Freeway and Peoria Ave. The building offers excellent accessibility as it is within close proximity to the I-17. The subject property is within walking distance of Metro Center Mall and is surrounded by numerous shops, restaurants, and other retail amenities.

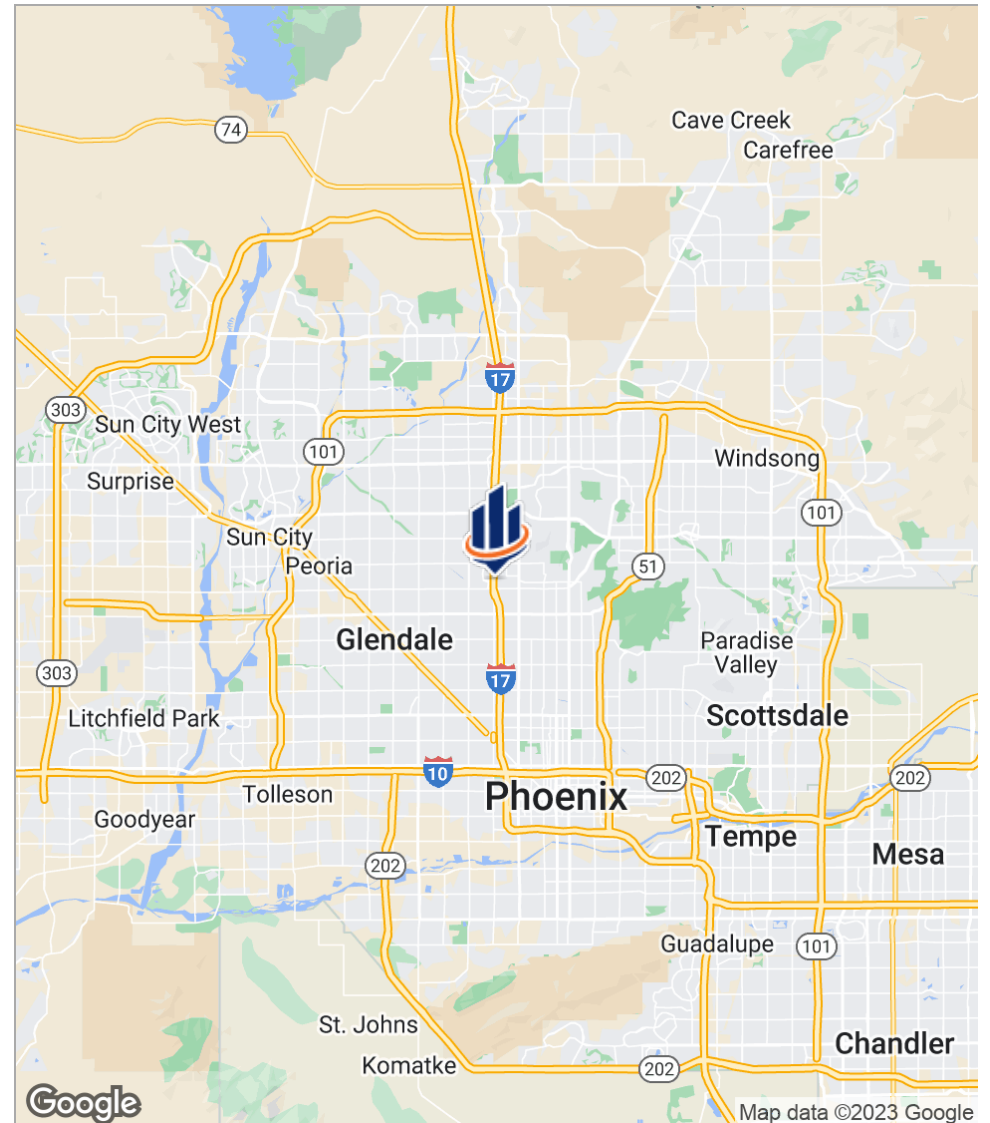
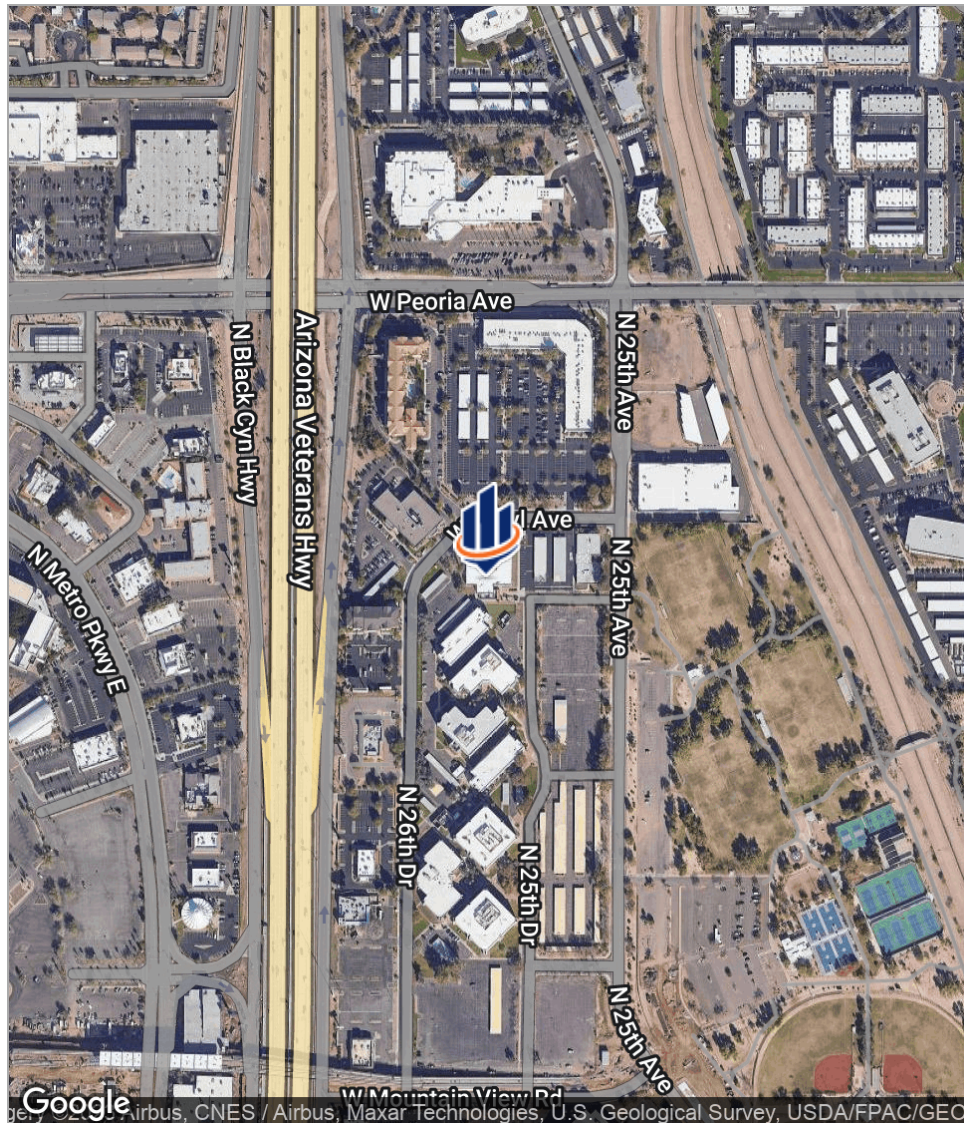
Complete Highlights

SALE HIGHLIGHTS

- Owner/User or Investor Opportunity
- Full Building Available
- 1.64 Acre Lot w/ a 4.2:1,000 SF Parking Ratio
- Opportunity to Subdivide for Multiple Users
- Dedicated Server Room
- Includes Rare Racquetball Court w Showers
- Loading Dock
- Walking Distance to Metro Center Mall and Additional Amenities
- Extremely Close Proximity to I-17 Freeway



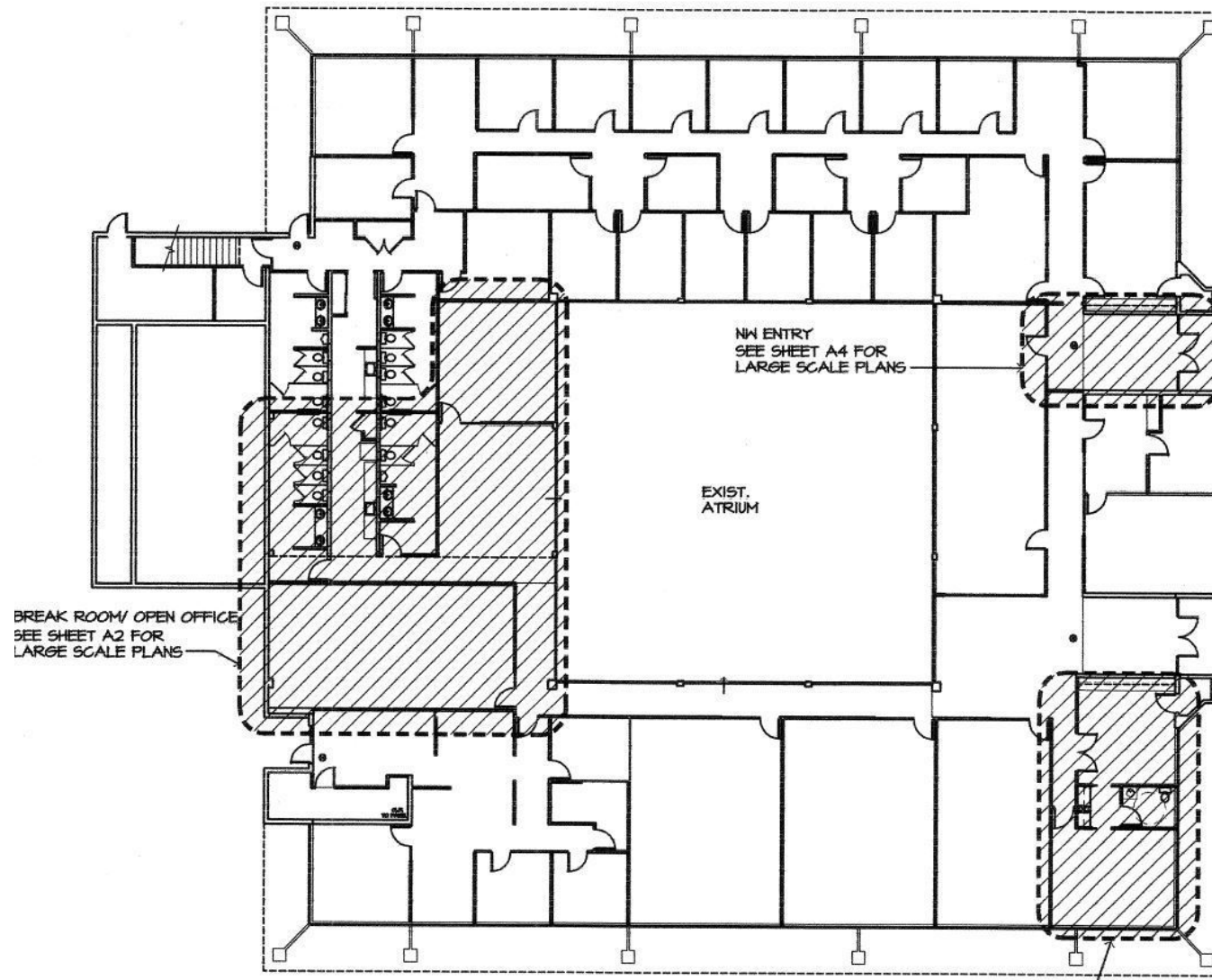
Location Maps



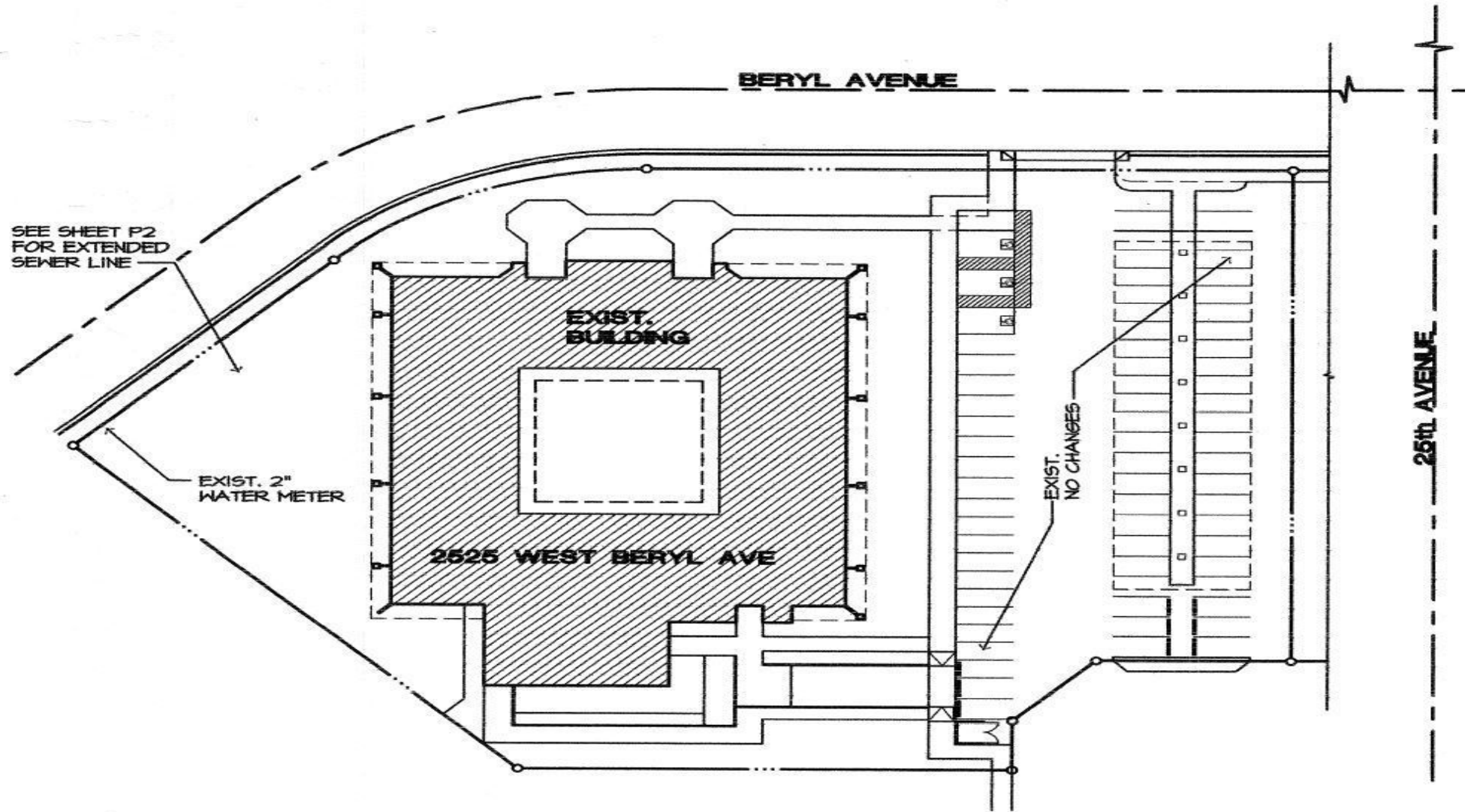
Area Amenities



Floor Plan



Site Plan



Additional Photos

