



# Owner/User Warehouse For Sale



**1817 W Peoria Ave**

**PHOENIX, AZ 85029**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 1817 W PEORIA AVE

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#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,395,000
<b>PRICE / SF:</b>	±\$218/SF
<b>BUILDING SIZE:</b>	±11,000 SF
<b>LOT SIZE:</b>	0.98 Acres
<b>YEAR BUILT:</b>	1973
<b>CLEAR HEIGHT:</b>	10' - 14'
<b>ZONING:</b>	C-2
<b>APN:</b>	158-26-094
<b>2025 PROPERTY TAXES:</b>	\$16,268.79



## PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present for sale a prime 11,000 SF property with rare C-2 zoning in the heart of Phoenix. Boasting a generous ±31,870 SF of fenced outdoor storage, this versatile site offers endless possibilities for a wide range of uses. With two bonus structures included, ±165' of frontage off Peoria Ave, and convenient access to I-17, this property is tailor-made for fleet, contractor, and automotive operators, just to name a few. Additionally, the Seller is offering financing with a minimum 50% down. Users/Occupiers can capitalize this asset as vacancy for similar size properties are hovering around 5%.

## PROPERTY HIGHLIGHTS

- Rare C-2 Zoning Allowing Wide Range Of Uses
- 600-Amp / 3-Phase Power
- ±31,870 SF Of Fenced Outdoor Storage
- Seller Financing Available With Minimum 50% Down Payment
- ±165 Feet Of Frontage Off Peoria Ave With ±20,000 VPD
- Ideal For Fleet, Contractor, And Automotive Operators
- Convenient Access To I-17



**±832 SF Bonus Structure**



**±546 SF Bonus Structure**

# ADDITIONAL PHOTOS

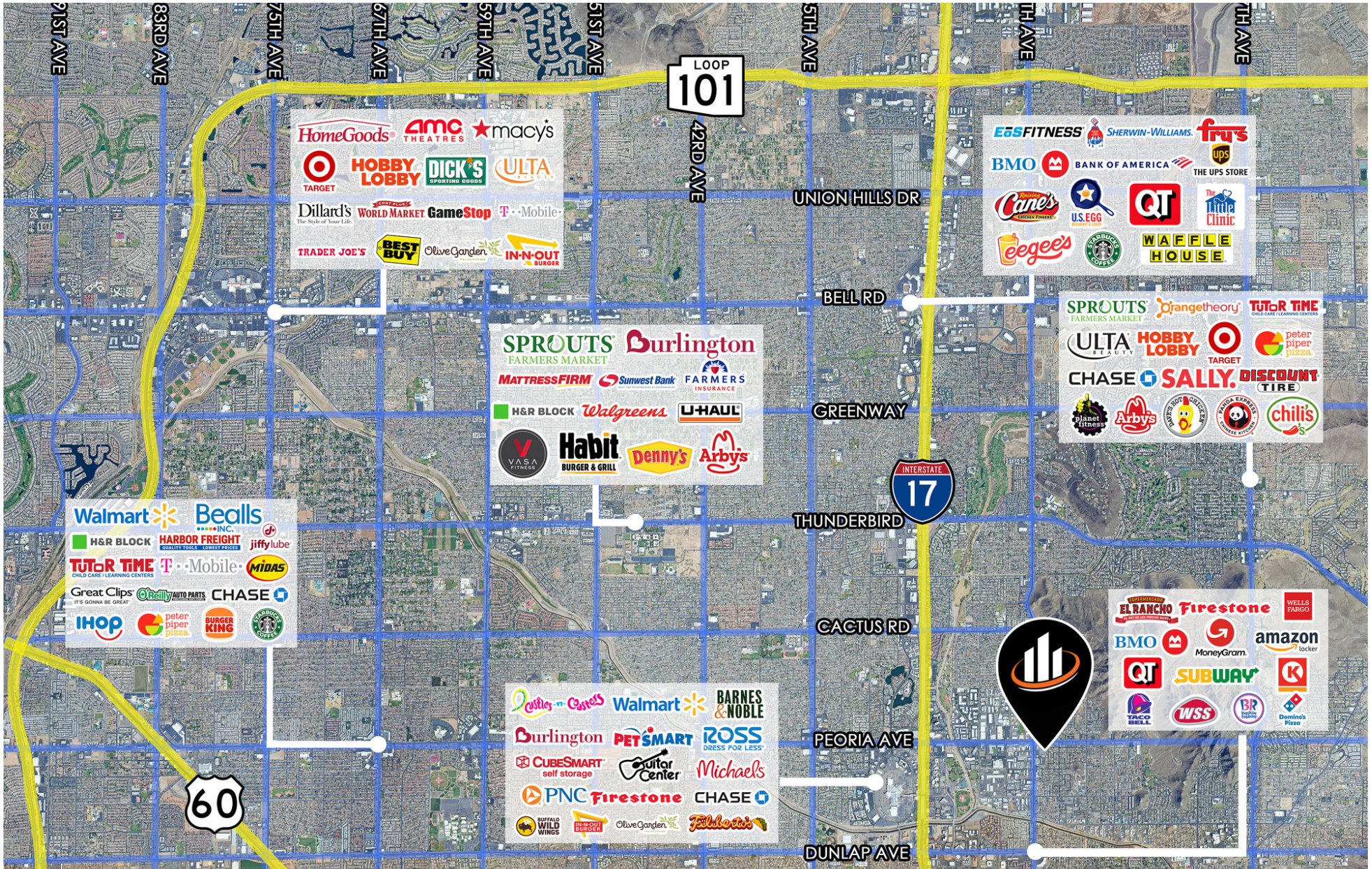


# AERIAL MAP





# RETAILER MAP





**FOR MORE  
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