

FOR SALE

7115 N 55TH AVE | GLENDALE, AZ 85301



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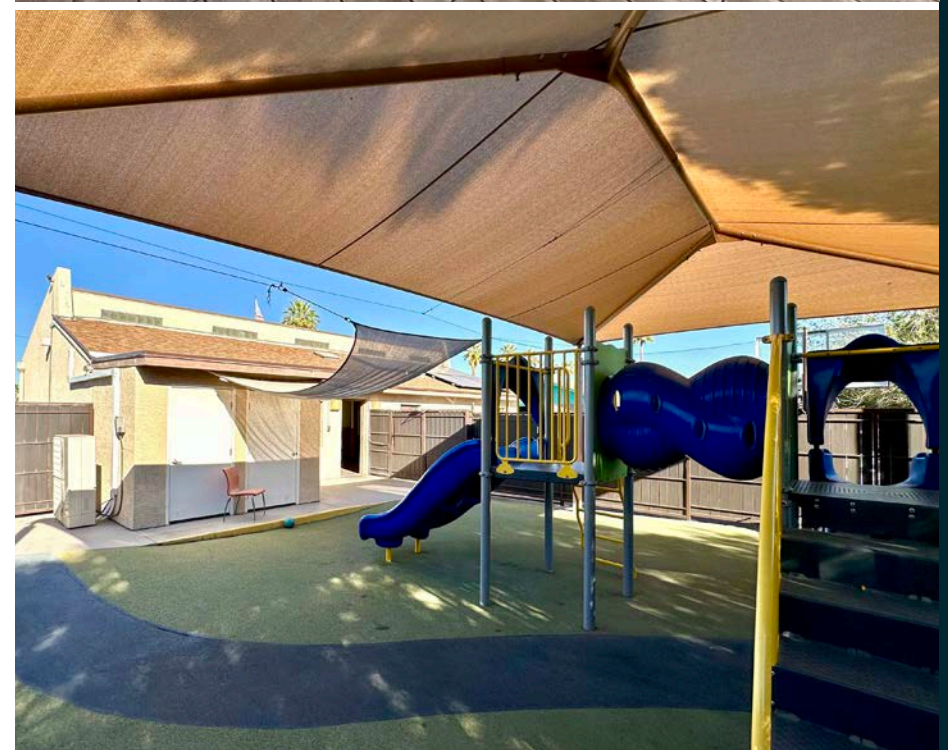
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PROPERTY DETAILS

LISTING ADDRESS	7115 N 55TH AVE GLENDALE, AZ 85301
ASKING PRICE	\$369,000
BUILDING SIZE	±1,457 SF
LOT SIZE	±6,930 SF
ZONING	GCO - Glendale Centerline Overlay
PARCEL	147-17-002

PROPERTY HIGHLIGHTS

- Open layout with two private offices, kitchen, and two restrooms
- **New Roof and HVAC (2023)**
- Playground with shade structure outside
- Ideal for a daycare, preschool or office
- **Solar panels (2023) owned**
- Great access to downtown Glendale
- Laundry hookups, extra power, vaulted ceiling



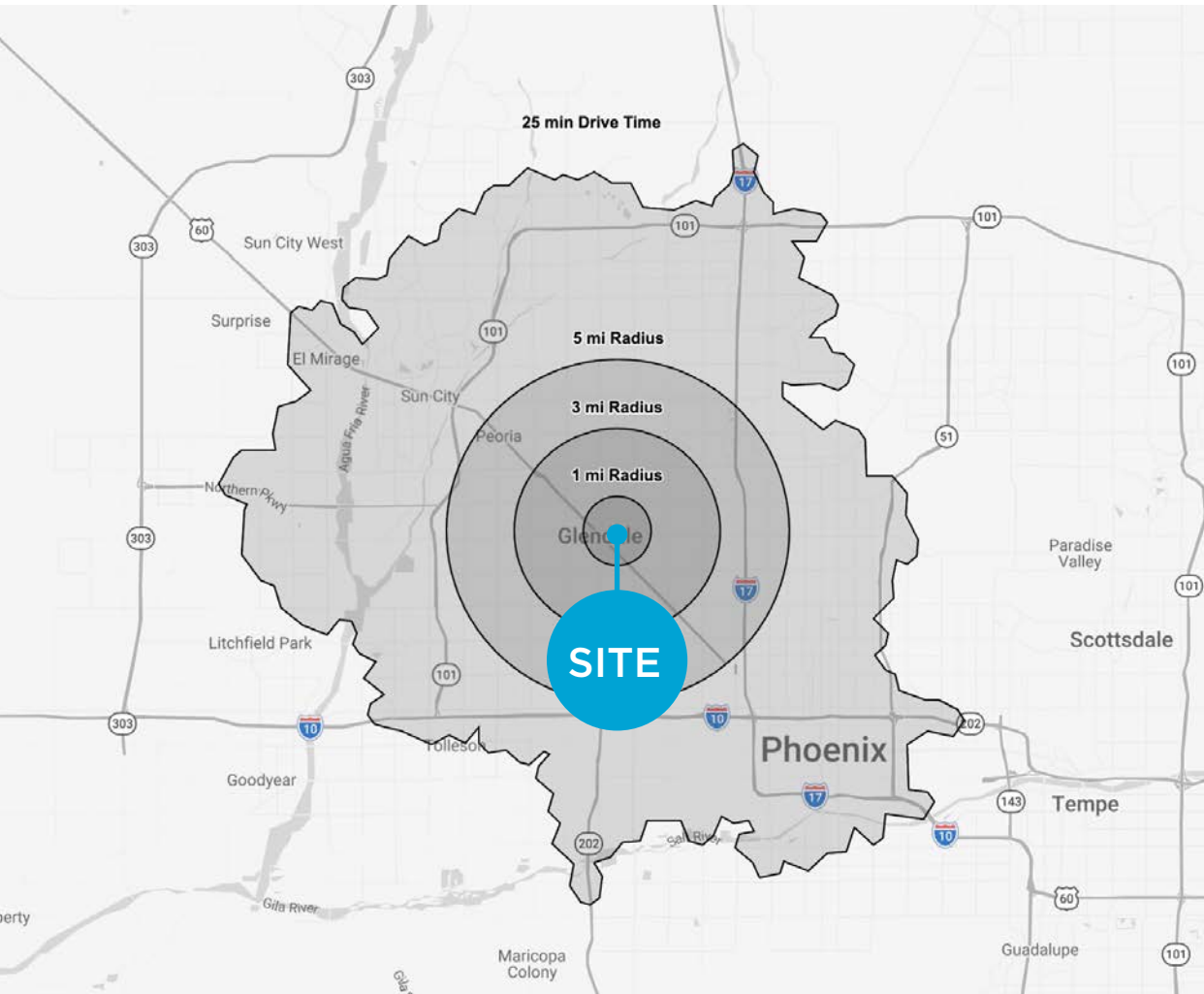
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INTERIOR PHOTOS



INTERIOR PHOTOS

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	17,079	197,051	533,162
2029	16,630	189,312	516,286

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,317	65,812	175,347
2029	6,261	64,518	173,868

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$65,020	\$80,658	\$86,534

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	5,710	35,282	116,959

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	837	4,959	14,707

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