

Land & Industrial Building For Sale

3555 S. 24th Street | Phoenix, AZ

OPPORTUNITY ZONE!

BACK ON MARKET

MAJOR PRICE REDUCTION

AGAIN!

Highlights

- Elwood Street Recently Completed!
- Just South of I-10/Phoenix Sky Harbor International Airport
- Auto Salvage Yard Use Permitted
* License included in purchase!
- Includes Full Size Billboard Income
\$7,800 Per Year - Ready For Increases!

SALE PRICE: \$1,750,000
\$1,400,000
SELLER FINANCING AVAILABLE*



Property Details

- A-2 Zoning, Heavy Industrial
- Close to I-10 Freeway
- ±3,500 SF Industrial Building Reception Area, and 1 Office
- 20' Clear Height
- (2) Grade Level Doors: 14' x 18'
- ±7.1 Acres of Fenced Yard

TRAFFIC COUNTS	
24th St & Elwood	20,973 VPD
I-10 & 24th St	234,001 VPD

* Call broker for more information on seller financing

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPVIFAC International

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DISCLAIMER:

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REDUCTION
AGAIN!**
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DEMOGRAPHICS

Population
 1 Mile - 7,593
 3 Mile - 76,330
 5 Mile - 300,615

Avg. HH Income
 1 Mile - \$28,469
 3 Mile - \$36,194
 5 Mile - \$39,841

Businesses
 1 Mile - 4123
 3 Mile - 4,572
 5 Mile - 16,991



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