



FOR SALE | OFFICE

FREESTANDING MEDICAL/ GENERAL OFFICE

4245 N 19th Ave , Phoenix, AZ 85015

Linda Miskho Senior Advisor | 480.610.2400 | linda@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$499,000
Lease Price:	\$13.50/SF NNN
Lot Size:	0.31 Acres
Building Size:	3,482 SF
Zoning:	R-5
Cross Streets:	19th Ave and Indian School

LOCATION OVERVIEW

This garden style Medical/Office building is centrally located with convenient access to Interstate I-17. Marquee Signage is available, with 32,372 VPD along 19th Ave.

PROPERTY HIGHLIGHTS

- 3,482 Freestanding Medical / General Office Building for Sale for \$499,000 or Lease at \$13.50/ SF NNN
- Build out includes : Waiting Room, Reception, File Room, 3 Exam Rooms, 4 Offices, 2 Bullpens, Kitchen, Break room, Storage and 2 Restrooms.
- Current Medical Use, Ideal Space for Law Office, or Immigration Services.
- Great Owner User Opportunity with Income Potential
- Potential Small Multi- Family Redevelopment Opportunity with Current Zoning
- 5.00/1,000 SF Parking Ratio with 2 Covered Spaces
- 32,372 VPD Along 19th Ave

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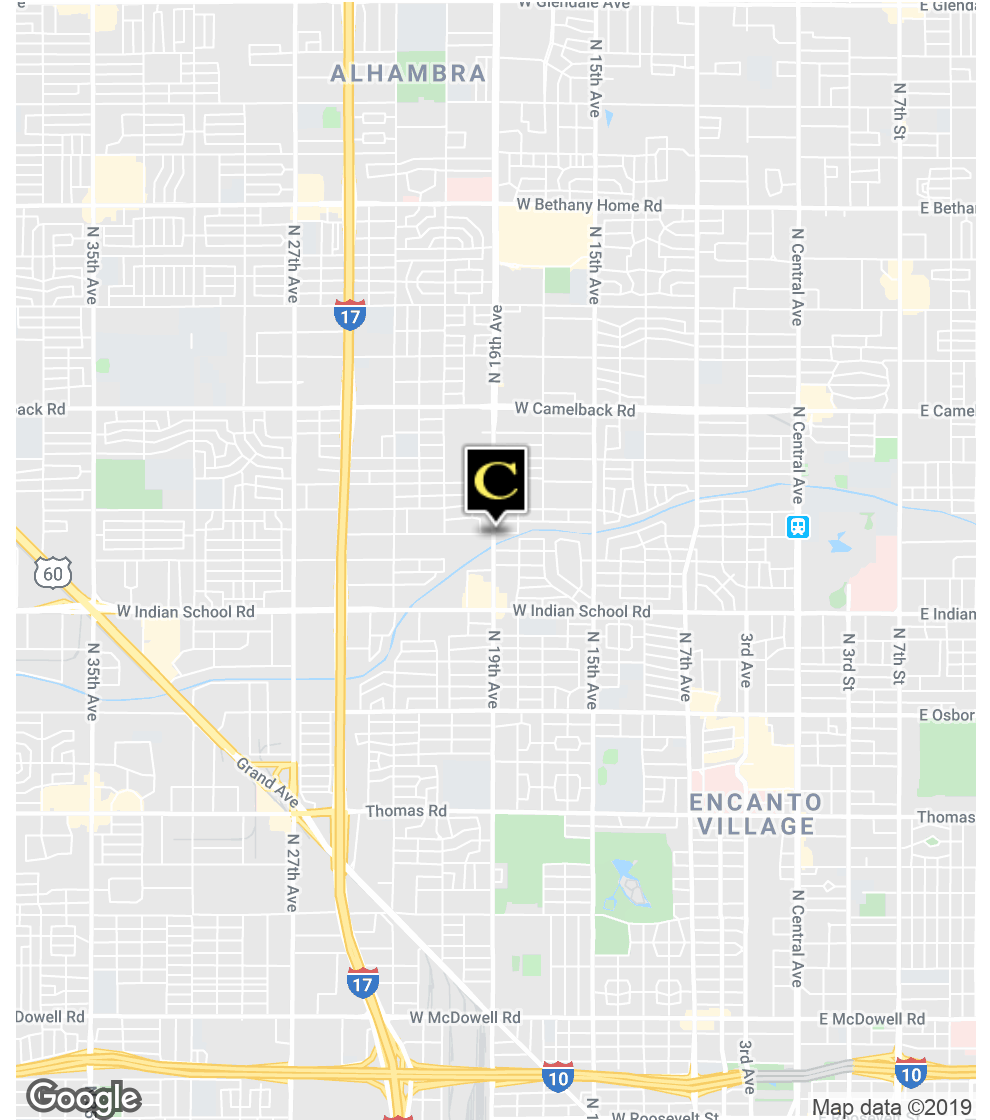
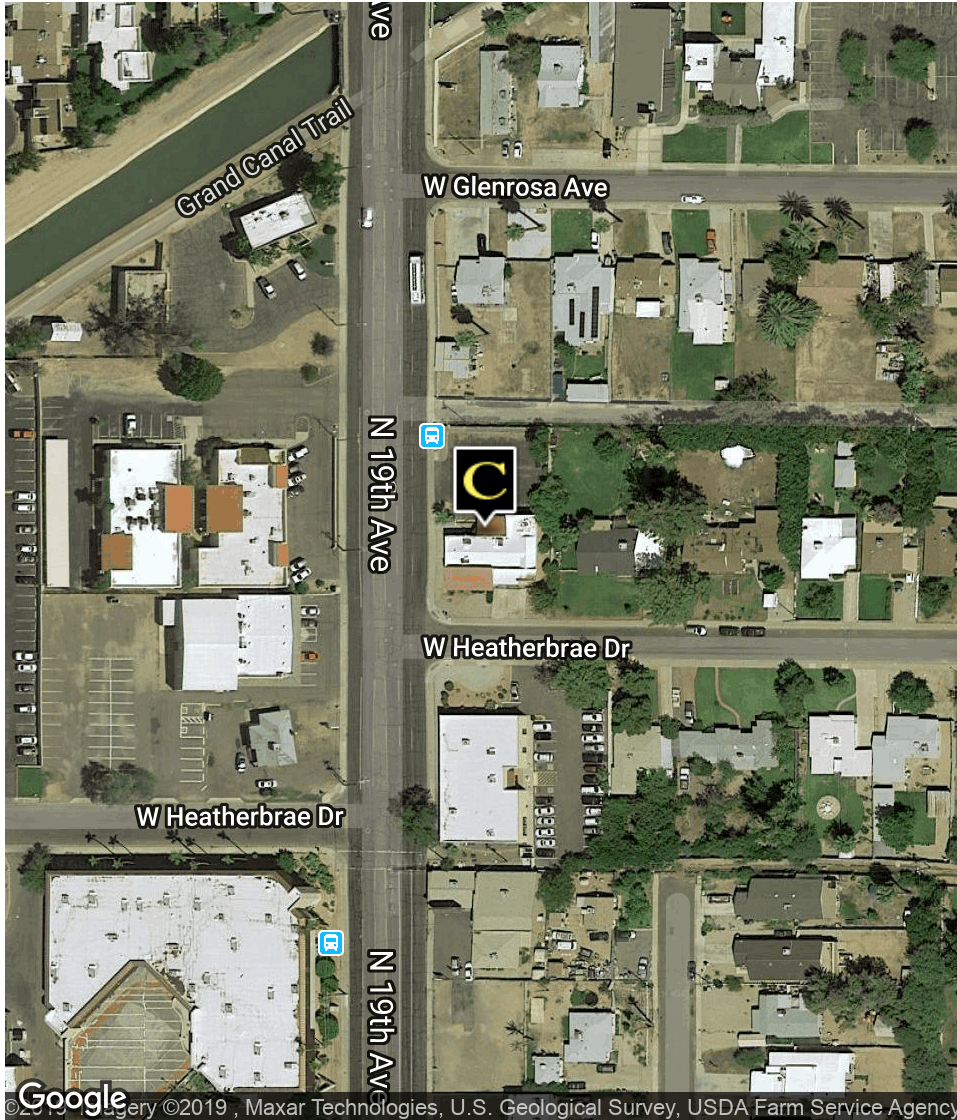
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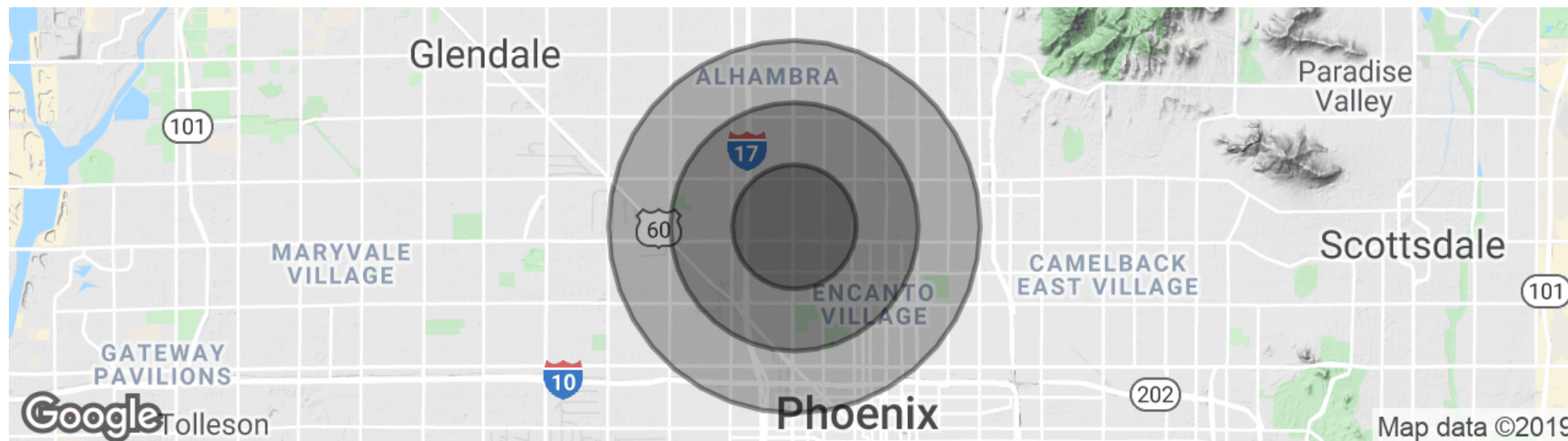
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	28,924	83,236	169,634
Median age	29.2	30.0	30.9
Median age (Male)	29.5	30.5	31.0
Median age (Female)	29.4	29.9	31.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	10,348	30,296	61,795
# of persons per HH	2.8	2.7	2.7
Average HH income	\$44,617	\$47,447	\$51,076
Average house value	\$182,926	\$234,848	\$296,618

* Demographic data derived from 2010 US Census

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