

ABLE FOR SALE



24820 NORTH 16TH AVENUE

PHOENIX, ARIZONA 85085

\$1,425,000 Sales Price

Approximately 4,558 Square Feet, Suite 120

Owner/User Sale with Optional Income in Place

Industrial Flex Condo with Rare Yard Space

90% Office / 10% Warehouse

1,036 Square Feet Leased Month-to-Month \$800 Per Month, Gross

400 Amps, 3 Phase Power

18' Clear Height

Private Yard with 8' Block Wall

2 Grade Level Doors

Common Truckwells

CP-GCP Zoning



Chad Kirkorsky, SIOR

Partner 480.330.2824 chad@citywidecre.com

Nick DePaul

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Preston Brimhall

Sales & Leasing 602.619.9350 preston@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



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Tcitywide COMMERCIAL REAL ESTATE



ABLE FOR SALE

Condo Sold: 2630 E Mohawk Ln, 1st Floor - 124

SOLD

Phoenix, AZ 85050

Sale Date May 9, 2023 Sale Price \$1,575,000 Price/SF \$342.91 Comp ID 6387898 Comp Status Research Complete Type 2 Star Industrial Warehouse Condo Year Built 2006 RBA 20,387 SF

Maricopa

Condo Size 4,593 SF Zoning I-P

Zoning I-P

2 Condo Sold: 2630 E Mohawk Ln, 1st Floor - 136

SOLD

Phoenix, AZ 85050 Sale Date Sep 30, 2024 Sale Price \$886,500 Price/SF \$327.48 Comp ID 6865746

Comp Status In Progress

Maricopa
Type 2 Star Industrial Warehouse
Condo
Year Built 2006
RBA 20,387 SF
Condo Size 2,707 SF



3 Condo Sold: 1745 W Deer Valley Rd, 1st Floor - 128

SOLD

Phoenix, AZ 85027
Sale Date Apr 8, 2024
Sale Price \$882,000
Price/SF \$315.00
Comp ID 6697840

Comp Status Research Complete

Maricopa
Type 2 Star Flex Light Distribution
Condo
Year Built 2005; Renov 2022
RBA 23,522 SF
Condo Size 2,800 SF
Zoning A-1



4 Condo Sold: 2340 W Parkside Ln, 1st Floor - H-109

SOLD

Phoenix, AZ 85027

Sale Date Aug 23, 2024

Sale Price \$978,000

Price/SF \$314.87

Comp ID 6833213

Comp ID 6833213 Comp Status Research Complete Maricopa
Type 3 Star Industrial Warehouse
Condo
Year Built 2007
RBA 43,082 SF
Condo Size 3,106 SF
Zoning IP, Phoenix



5 Condo Sold: 1745 W Deer Valley Rd, 1st Floor - 108

SOLD

Phoenix, AZ 85027

Sale Date May 28, 2024

Sale Price \$1,224,000

Price/SF \$306.08

Comp ID 6739753

Comp Status Research Complete

Maricopa
Type 2 Star Flex Light Distribution
Condo
Year Built 2005
RBA 25,182 SF
Condo Size 2,799 SF
Zoning A-1



2024 CoStar Group - Licensed to Citywide Commercial - 1256333

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