Multi-Tenant Flex Buildings for Sale or Lease

4221 & 4229 N 16TH ST PHOENIX, AZ 85016

For Sale $750,000 ($50 per square foot)

4229 N 16TH ST

4221 N 16TH ST

PROPERTY OVERVIEW

- 2 parcels, ±1.16 acres total
- Features 2 single story office/flex/school buildings totaling, ±15,018 SF with multiple electric meters
- Zoned C-2, City of Phoenix
- Immediate access to SR-51
- Near public transportation and retail
- Sales price: $850,000 ($50 per building square foot or $14.77 per land square foot)

POTENTIAL USES FOR PROPERTY

- School
- Multi-tenant office or flex
- Medical in conjunction with hospital across the street
- Multi-tenant residential (allowable in zoning)

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FOR LEASE - $1.00 per square foot, modified gross
± 2,500 TO 8,000 square feet suitable for a charter school or childcare.
Has area for bus turn-around and handicapped restrooms.

COMMERCIAL PROPERTIES Incorporated CORFAC International

Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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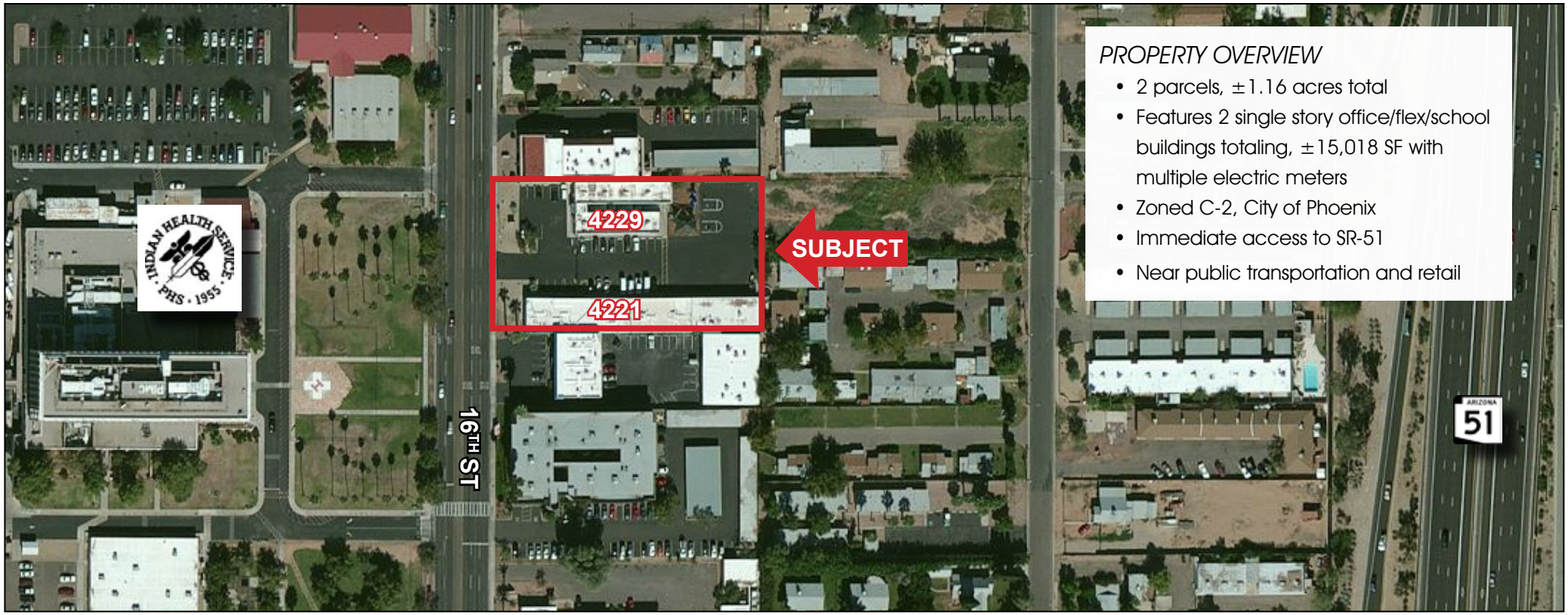

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PROPERTY DETAILS

The property consists of two parcels each with a multi-tenant office, flex building. The north parcel located at 4229 N 16th St., is a parcel of approximately 25,397 sq. ft. (.58 acres) and features an approximately 5,008 sq. ft. commercial building. The south parcel located at 4221 N 16th St., is a parcel of approximately 25,397 sq. ft. (.58 acres) and features an approximately 10,284 sq. ft. commercial building.

Traditionally the buildings have been used as schools. Currently they are approximately 60% leased to 5 tenants all on a month-to-month basis. The monthly gross income is approximately $7,500.

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