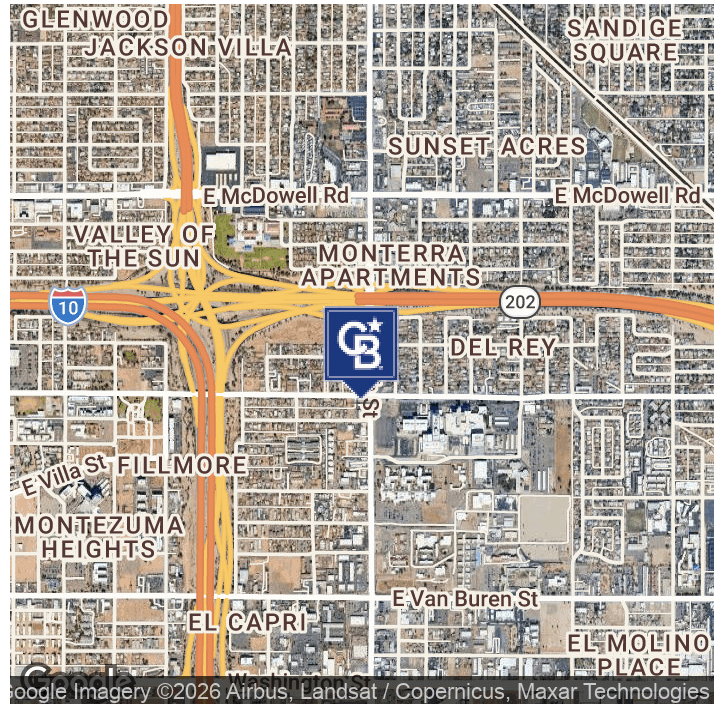


SALE / LEASE

UPCHURCH CANDY
914 N 24th st Phoenix, AZ 85008



Sale Price **\$496,000**

Lease Rate **\$4,000 PER MONTH**

OFFERING SUMMARY

Building Size:	2,344 SF
Lot Size:	7,850 SF
Price / SF:	\$211.60
Year Built:	1952
Zoning:	C-2
Market:	Phoenix
Traffic Count:	35,000

PROPERTY OVERVIEW

914 N 24th St, Phoenix, AZ offers a compact yet valuable retail space with warehouse functionality. The 2,344 SF building sits on a secured lot and is currently home to Upchurch Candy. With easy access to I-10 and Loop 202, this location is ideal for a small contractor, tradesperson, or business seeking convenience, visibility, and flexibility in a central Phoenix corridor.

PROPERTY HIGHLIGHTS

- Easy loop 202 and I-10 access
- Close to Sky Harbour Airport
- Secure fenced yard
- Alley access
- \$496,000
- 24th St and Roosevelt
- Just off of Loop 202 and I-10
- 2344 sf building with covered parking
- Secured Fenced Yard
- Retail area & Warehouse A/C

Cathy Fox
(602) 316-7978

Candace Eldridge
(602) 661-8566



**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE / LEASE

UPCHURCH CANDY
914 N 24th St Phoenix, AZ 85008



LOCATION DESCRIPTION

Located Just off the 202 West where I-10 branches off on 24th and Roosevelt

SITE DESCRIPTION

914 N 24th St is a prime location for retail or warehouse development in Phoenix, AZ. Situated near major highways like I-10 and Loop 202, the site offers excellent connectivity for logistics and customer access. The surrounding area features a mix of commercial and residential properties, including office complexes, self-storage facilities, Valley Wise Medical center, and service-oriented businesses, creating a dynamic environment for commerce. Public transportation is readily available, with Valley Metro bus and light rail routes nearby, along with airport access via the PHX Sky Train®. The neighborhood is walkable and bike-friendly, enhancing accessibility for employees and customers alike.



Phoenix's strong demographics further support business growth. The city has a population of over 1.6 million, with a large portion in the prime working and spending age range. The median household income is over \$77,000, and the area boasts a well-educated workforce. The diverse community contributes to a vibrant consumer base. Employment sectors such as healthcare, retail, construction, and professional services dominate, offering a stable economic foundation.

With its strategic location, supportive infrastructure, and growing population, 914 N 24th St presents a compelling opportunity for investors and business owners seeking a versatile site for retail or warehouse operations.



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