



IRONHEART
COMMERCIAL REAL ESTATE

3214 W Glendale Ave, Phoenix, AZ 85051

C-O Zoned Phoenix Corner Lot | Prime Infill Site

\$600,000

C-O Zoned Corner Lot | Prime Infill Site | Commercial Office

Front and Center in the Action. Set your business where it belongs — right in the middle of the momentum. This corner-lot gem on Glendale Ave offers excellent visibility, C-O zoning, and serious upside on a corridor seeing over 51,000 vehicles per day. Whether you're launching your practice, expanding your business footprint, upgrading your location, or acquiring a well-positioned infill site, this property delivers.



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Zoning Usability (C-O – Commercial Office)

Professional & Business Offices

Ideal for law firms, accounting practices, real estate brokerages, insurance agencies, and financial institutions – C-O zoning supports a full range of professional and administrative office uses serving the surrounding community.

Medical & Healthcare Offices

Well-suited for medical and dental practices, urgent care centers, dialysis centers, surgi-centers, and specialty healthcare providers. C-O zoning accommodates a broad range of healthcare office uses, provided there are no overnight patient stays.

Financial Services

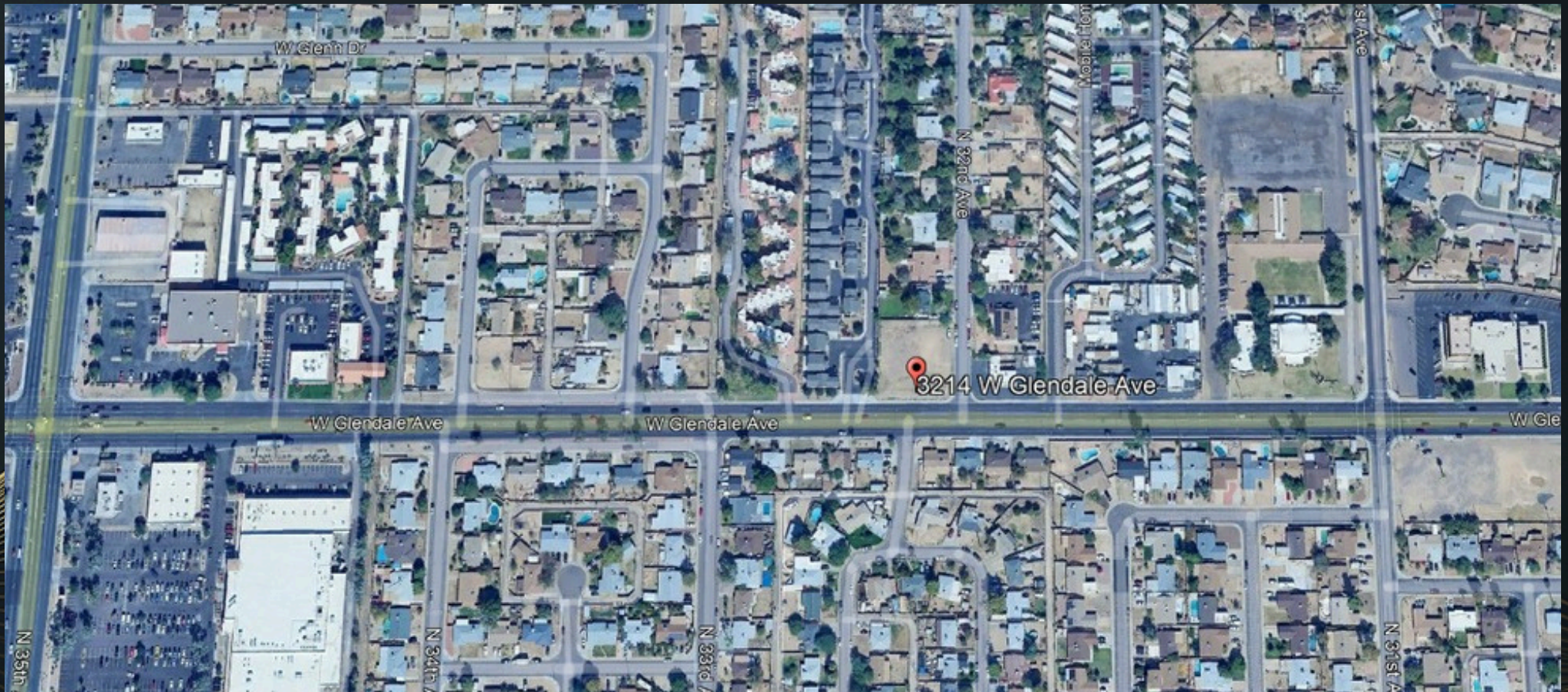
Banks, title companies, mortgage brokers, savings and loan associations, and trust companies are all permitted by right under C-O zoning, making this an ideal site for financial service providers seeking a visible corner location.

Business & Vocational Schools

C-O zoning permits business, data processing, real estate, insurance, stenographic, and general curriculum private schools – supporting educational operators looking for accessible, arterial-facing locations in established neighborhoods.

Property Data

Price	\$600,000	Traffic Count	51,844 VPD (2-Way AADT, ADOT TCDS, 2025)
Price/SF	\$26.60/SF		
Lot Size	+/-22,561 sq. ft./ .52 AC	Annual Taxes (2025)	\$3,166 combined Source: Maricopa County Assessor
Zoning	C - O		
APNs	151-22-017, 151-22-018		





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Key Property Features

Zoned C-O (Commercial Office), suited for professional, medical, and financial office uses

Corner lot at N. 32nd Ave & W. Glendale Ave with dual street frontage and high visibility on a corridor seeing 51,844 VPD

Utilities available onsite

Both parcels must be purchased together –
APNs 151-22-017 and 151-22-018





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Ironheart Commercial Real Estate is a Phoenix, Arizona-based commercial real estate team operating under AIRE, and Arizona-licensed real estate brokerage. Ironheart Commercial provides full spectrum commercial real estate services, including investment sales, owner-user representation, leasing, and advisory services throughout Arizona.

As a dedicated commercial team within AIRE, Ironheart Commercial is built around disciplined execution, market knowledge, and accountability. The team combines transactional experience with a practical, data-informed approach to advising clients and executing commercial real estate assignments. Ironheart Commercial operates with a focus on clarity, responsiveness, and alignment with client objectives.

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