

1310 E MCDOWELL RD PHOENIX, AZ 85006



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FOR SALE
OWNER/USER OR REDEVELOPMENT OPPORTUNITY
SALE PRICE: \$1,175,000

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BUILDING DETAILS:

SALE PRICE:	\$1,175,000
ADDRESS:	1310 E MCDOWELL RD., PHOENIX, AZ 85006
BUILDING SIZE:	24,700 SF
STORIES:	3
ZONING:	C-1 / C-2
LAND SIZE:	0.57 AC
YEAR BUILT:	1970
PARCEL:	117-24-077A

Formerly the Berkshire Retirement Hotel, this centrally located property presents a rare opportunity to acquire and redevelop a sizable asset in a high demand market. Currently unoccupied due to a previous fire and deferred maintenance, the property is primed for transformation into a high performing facility. Permits approved and previously pulled, buyer will need to reinstate with City of Phoenix.

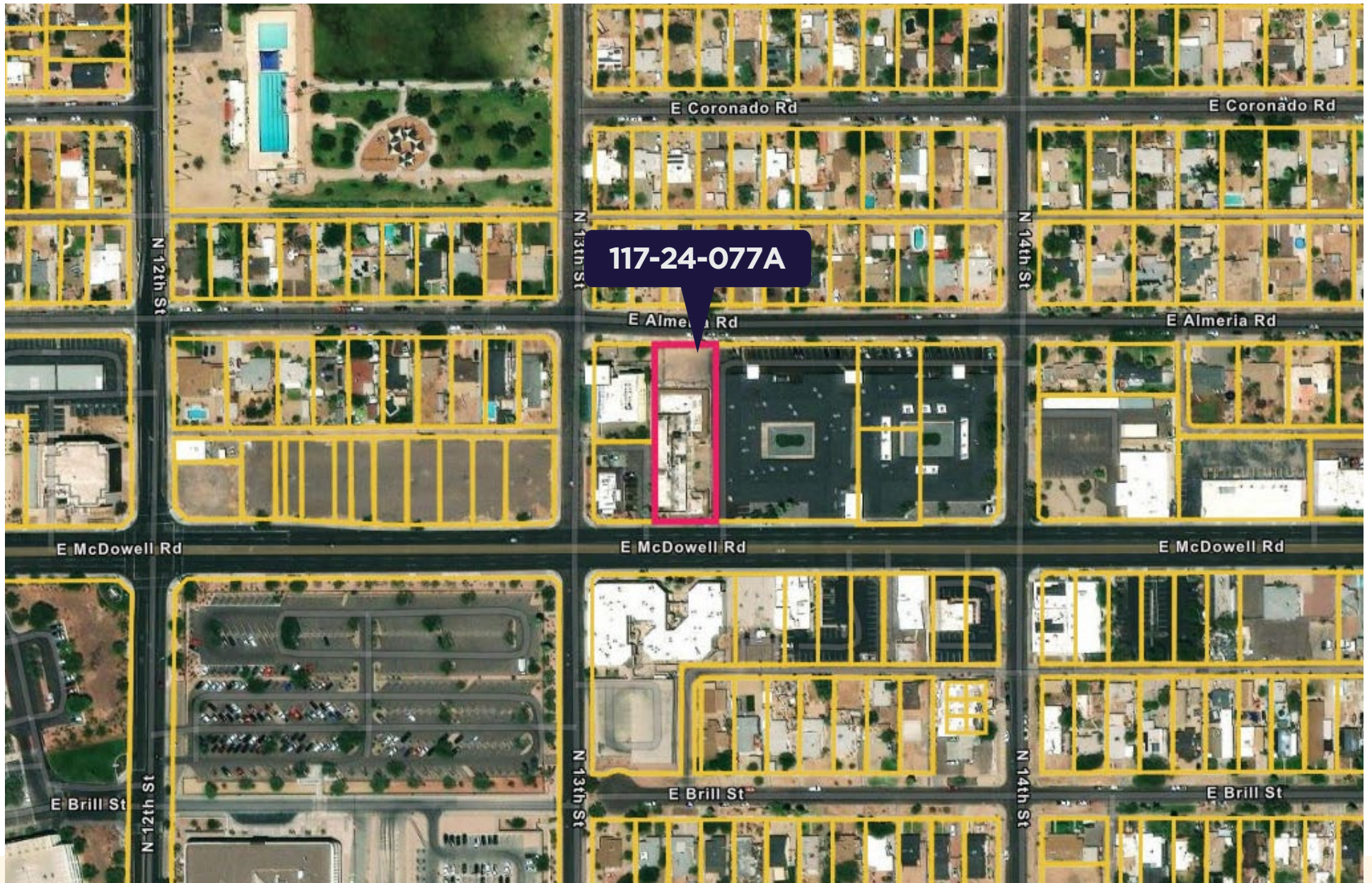
With City of Phoenix approved plans for 144 beds across 43 rooms, the path to redevelopment is streamlined. Potential uses include in-patient behavioral health, assisted or independent living, a boutique hotel, luxury apartments, or other income generating developments.

KEY HIGHLIGHTS

- City approved plans for 144 beds / 43 rooms,
- Flexible zoning for multiple redevelopment options
- Central location with strong market demand
- Value-add potential for significant ROI
- Permits approved and previously pulled, buyer will need to reinstate with City of Phoenix.



PARCEL MAP





PROPERTY MAP

Drive Time

Hospital

Banner Health	1 minute
Banner University Medical Center Administrative Office	2 minutes
Banner University Badging	2 minutes
Grunow Memorial Medical Center	2 minutes
Select Specialty Hospital	2 minutes
Banner University Medical Center	3 minutes

Airport

Phoenix Sky Harbor Intl. Airport	10 minutes
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Downtown

Downtown Phoenix	8 minutes
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For more information, please contact:

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