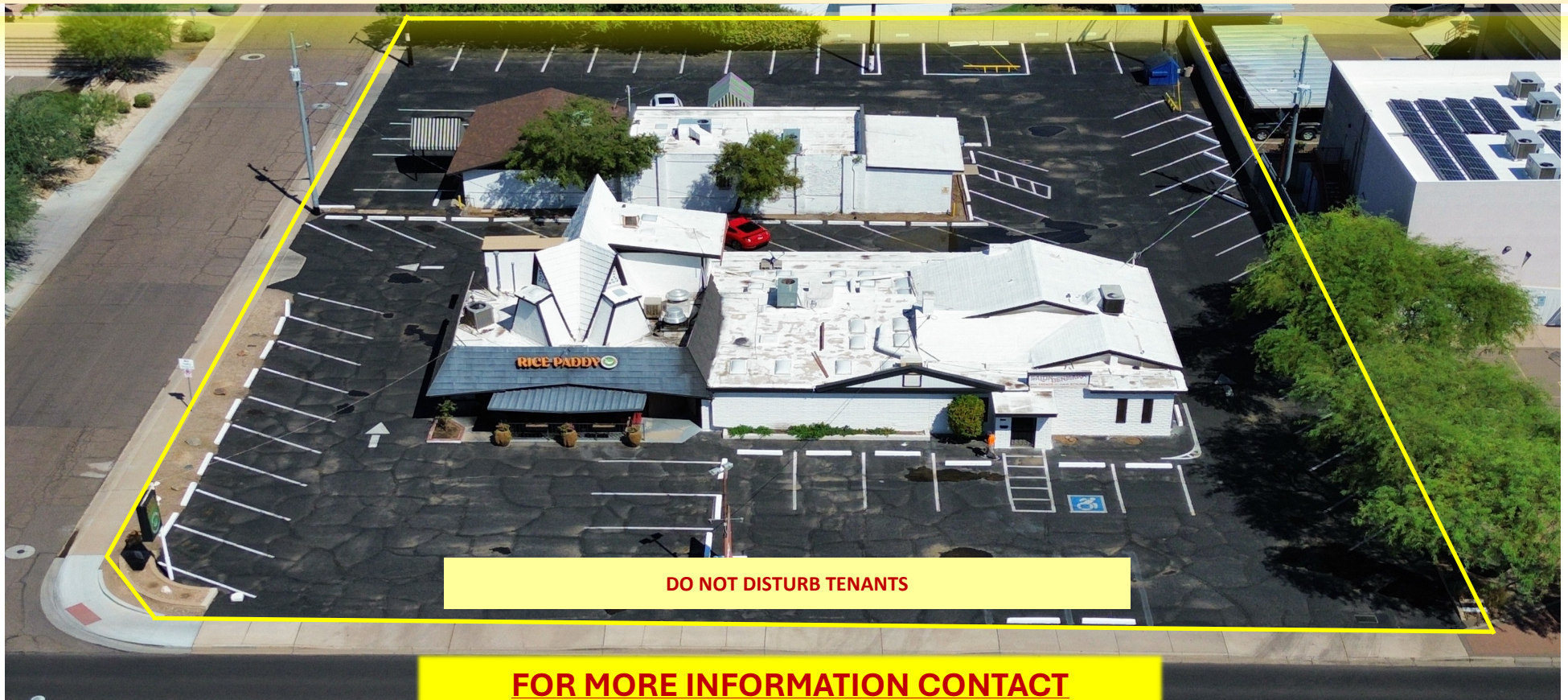


7TH STREET COMMERCIAL

6215-6219 N. 7TH STREET & 709 E. CLAREMONT, PHOENIX, AZ 85014

FOR SALE

±32,711 SF LAND - ±6,141 SF IN BUILDINGS - C-2 ZONING



JACK STEIN
602 508 0055

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KELLEY STILLMAN-HAMRICK
602 921 5127

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PATRIOT
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | www.patriotcommercialproperties.com

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7TH STREET COMMERCIAL

6215-6219 N. 7TH STREET & 709 E. CLAREMONT, PHOENIX, AZ 85014
(ON 7TH STREET, JUST NORTH OF BETHANY HOME ROAD)

Size: ±32,711 SF Land Total
±6,141 SF Total in All Buildings

- 6215 N 7th St: 3,000 SF, 2-Story
- 6219 N 7th St: 1,087 SF
- 709 E Claremont: 2,054 SF (1,350 + 704 SF)

APN: 161-15-045A, 045C, 045D

Sale Price: \$3,000,000 (±\$92.00 per SF, Land Value)

- **Redevelopment/Owner-User Opportunity**
(Current Tenants on Short Term & Month to Month Leases)
- **Great Visibility on Corner**
- **Abundant Parking, ±72 Spaces Total**
- **Street, Monument & Building Signage**
- **Zoned C-2, Phoenix**
- **Traffic Counts along 7th Street: ±36,000 Vehicles per Day**
- **Will Work with 1031 Exchange**
- **5 Minutes from SR-51**

DO NOT DISTURB TENANTS



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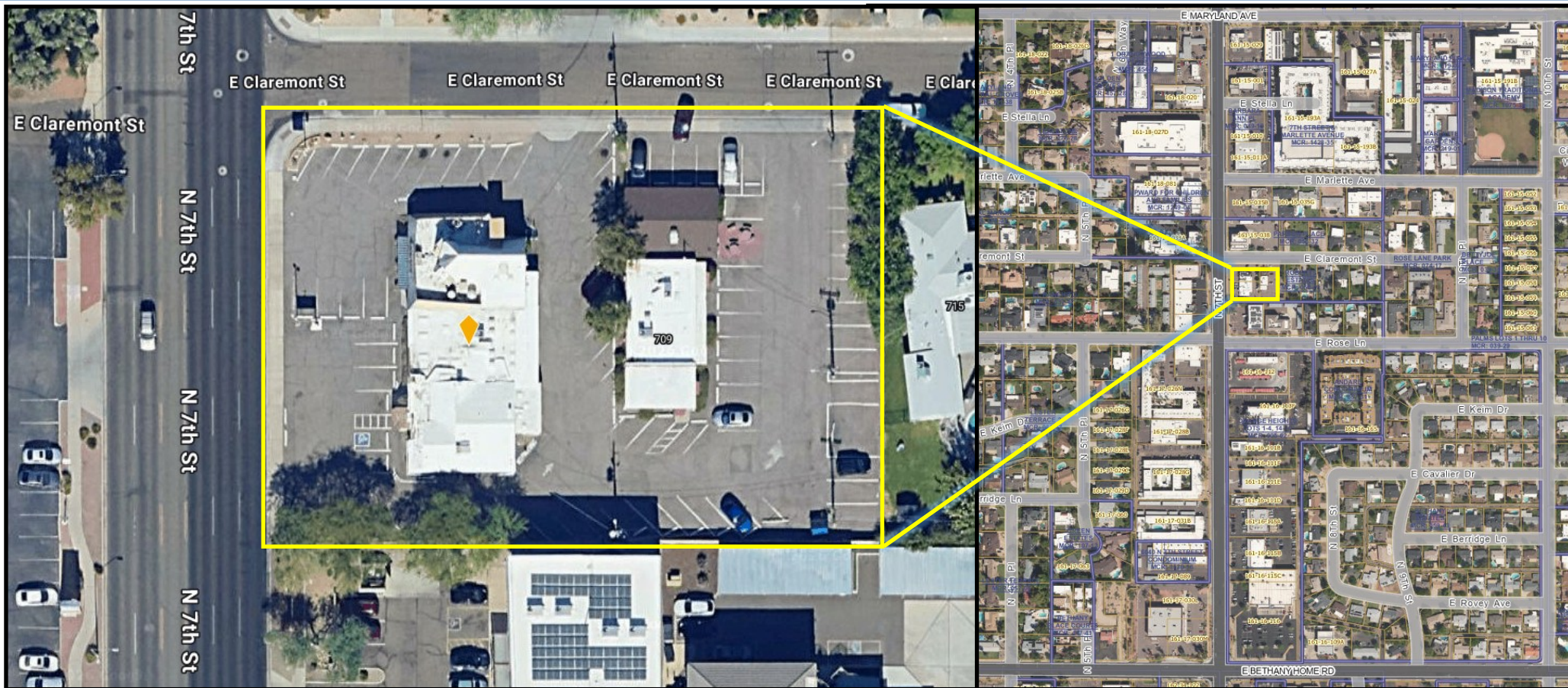
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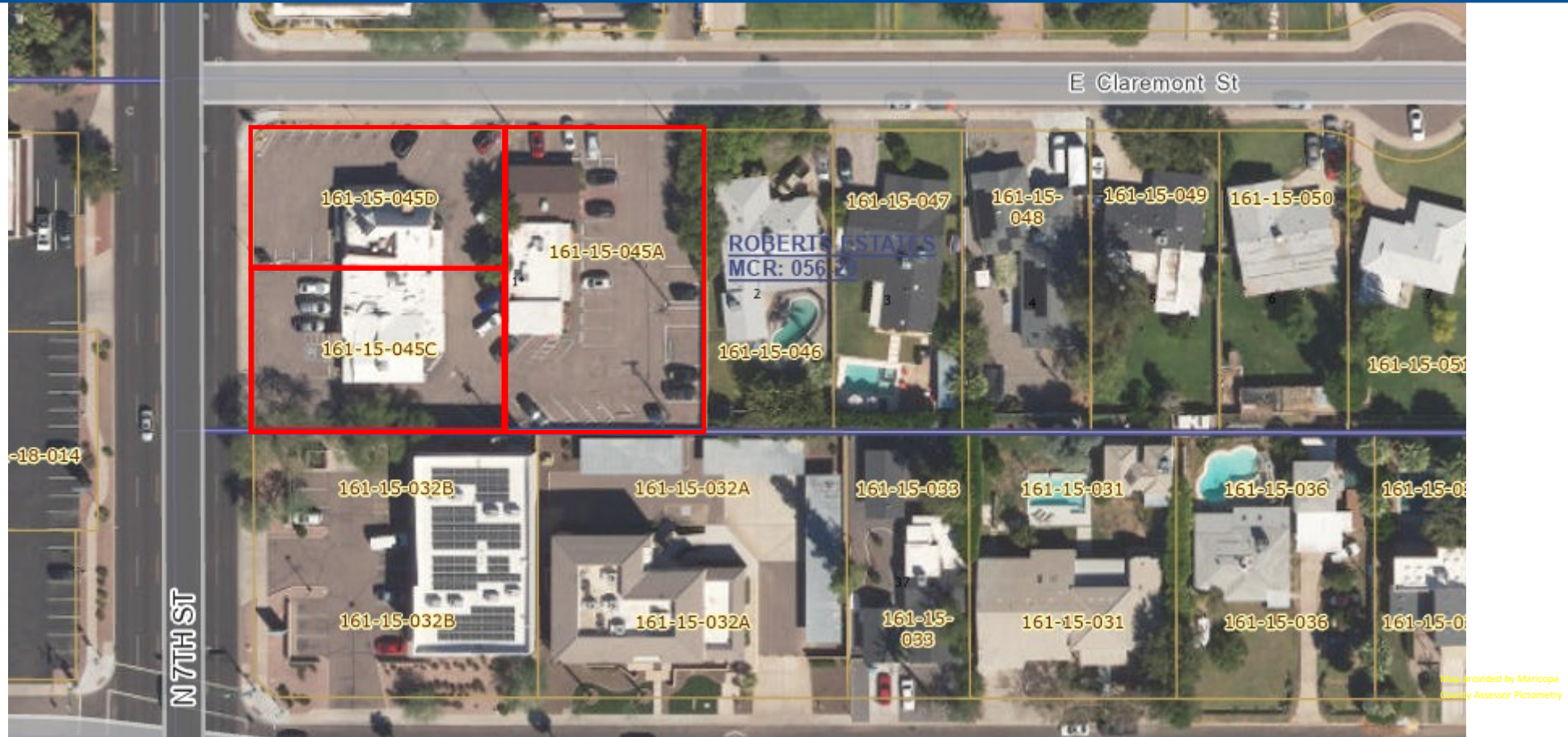
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