

PROPERTY SUMMARY

5016 NORTH 21ST AVENUE



PROPERTY SUMMARY

PRICE:	\$525,000
LOT SIZE:	0.56 ACRES
PRICE: / LOT SF:	\$21.52
TYPE:	RESIDENTIAL
PERMITTED USES:	MULTI-FAMILY DEVELOPMENT
ZONING:	R-3
FRONTAGE:	NORTH 21ST AVE
APN:	153-25-082

PROPERTY OVERVIEW

THIS REDEVELOPMENT OPPORTUNITY IS IDEALLY LOCATED IN A PRIME CENTRAL PHOENIX LOCATION NEARBY GRAND CANYON UNIVERSITY.

THE PROPERTY IS ZONED R-3, THE PROPERTY OFFERS RARE DENSITY POTENTIAL FOR AN INFILL TOWNHOME, DUPLEX, OR 8-10+ UNIT RESIDENTIAL PROJECT (BUYER TO VERIFY SITE PLAN WITH THE CITY OF PHOENIX), COMPLETE WITH REAR ALLEY ACCESS. DO NOT DISTURB TENANTS, CALL TODAY TO TOUR!

LOCATION HIGHLIGHTS

- LOCATED IN A QUALIFIED OPPORTUNITY ZONE
- ACCESS TO MAJOR HIGHWAYS INCLUDING THE AZ-51, I-17, AND I-10
- PHOENIX LIGHT RAIL WITHIN WALKING DISTANCE
- CLOSE PROXIMITY TO GRAND CANYON UNIVERSITY

**CONTACT CHAD OR AUGGIE TODAY
TO SEE THE PROPERTIES!**



CHAD BLEGEN
OFFICE: 602-650-2260
EMAIL: CBLEGEN@CAMIDOR.COM
BR632428000



AUGUSTINE BARTNING
OFFICE: 480-269-2024
EMAIL: AUGUSTINEBARTNING@GMAIL.COM
BR646405000

PROPERTY PHOTOS

5016 NORTH 21ST AVENUE

CAMIDOR
PROPERTY SERVICES
EST 1978

APB
Valley
Spaces



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