

DOWNTOWN PHOENIX LAND FOR SALE

\$775,000 (\$36.00 PER SF)

**2525, 2531 AND 2535 SOUTH 7TH AVENUE
PHOENIX, AZ 85007
(NORTHEAST CORNER OF 7TH AVENUE AND LOWER BUCKEYE)**



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Unlocking The Value of Real Estate

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**14350 North 87th Street
Suite 180
Scottsdale, AZ 85260**

DOWNTOWN PHOENIX LAND FOR SALE

SUMMARY

Addresses:	2525, 2531, and 2535 South 7th Avenue Phoenix, AZ 85007 (Northeast Corner of 7th Avenue and Lower Buckeye)
Size:	21,527 Square Feet of Land
APNs:	112-45-071, 112-45-073, 112-45-075
Price:	\$775,000 (\$36.00 per Square Foot)
Zoning:	A-1 City of Phoenix
Highlights:	Close To Downtown Phoenix ½ Mile From I-17 Easy Access to East and West Valley ±775 Square Foot Structure
Utility Providers:	Electric: APS Water: City of Phoenix Gas: Southwest Gas

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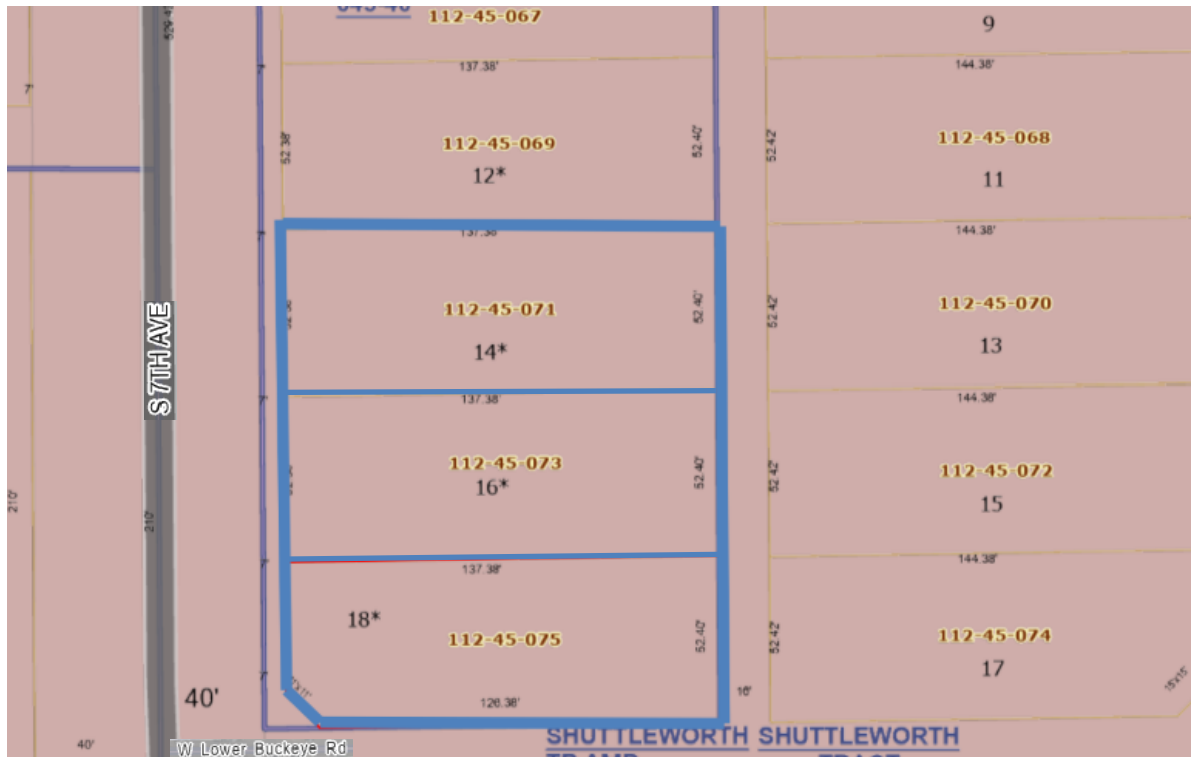
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DOWNTOWN PHOENIX LAND FOR SALE **ASSESSOR MAP**



APN	SIZE
112-45-071:	7,196 sq. ft.
112-45-073:	7,196 sq. ft. 775 sq. ft. structure
112-45-075:	7,135 sq. ft.

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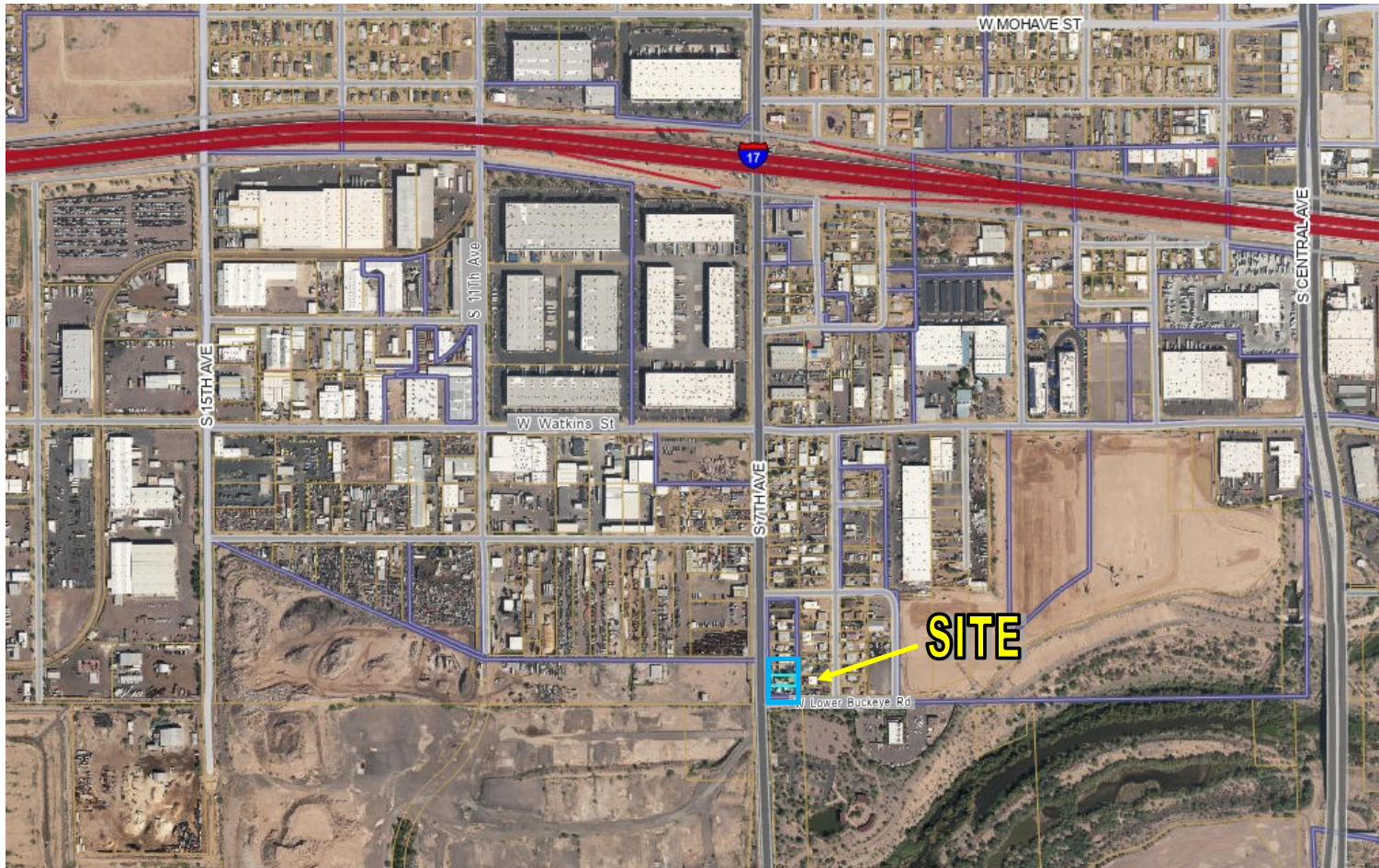
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DOWNTOWN PHOENIX LAND FOR SALE

ASSESSOR AERIAL MAP



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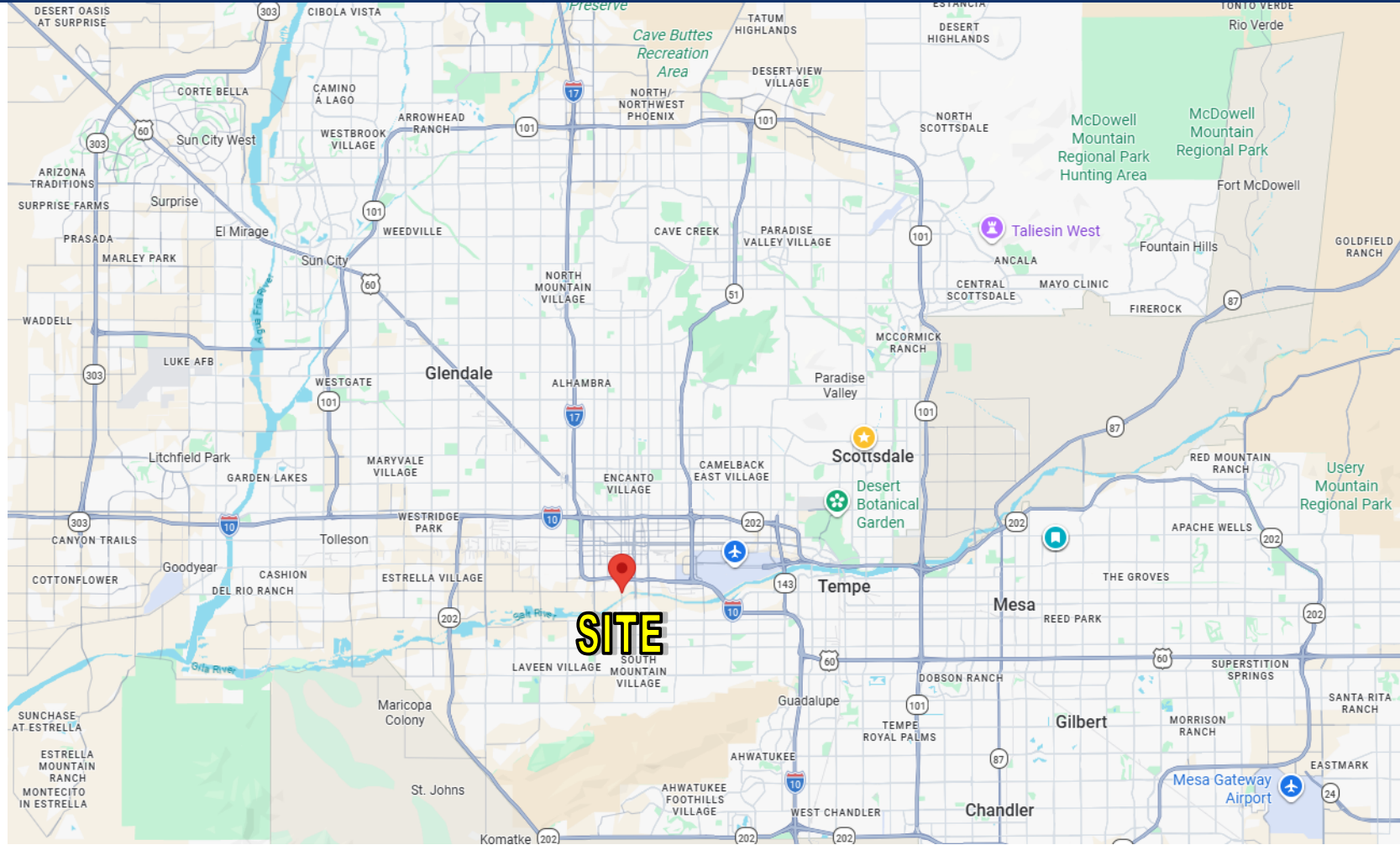
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DOWNTOWN PHOENIX LAND FOR SALE

AREA MAP



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