

Fully Renovated Office Heavy Industrial w/ Yard – Central Phoenix

427 S 31ST AVE | PHOENIX, AZ 85009



FOR SALE & LEASE

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R.O.I. Properties
3333 E Camelback Rd., Ste 252
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OFFERING SUMMARY

Sale Price:	\$775,000
Lease Price:	\$7,000 + NNN
Building Size:	708 SF
Lot Size:	10,400 SF
Parking/Yard:	Fully gated yard with multiple entry points
APN:	109-55-015
Occupancy:	Vacant
2025 Property Taxes:	\$659.18

PROPERTY OVERVIEW

427 S 31st Ave is a fully renovated 708 SF industrial property sitting on a 10,400 SF lot zoned A-2 in Phoenix's industrial core. Upgraded in 2025, the building features high-end finishes, a brand-new roof, and flexible open space. Ideal for contractors, trades, or owner-users, this offering includes fenced yard access, two shipping containers, a 12,000 lb 4-post car lift, and a newly built kitchen and bathroom. With city utilities and additional stub-outs in place, it's ready for immediate occupancy.

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SITE FEATURES AND BONUS INCLUSIONS

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PROPERTY HIGHLIGHTS:

- A-2 Heavy Industrial zoning (rare for small lots)
- Renovated in 2024/2025: kitchen, bath, flooring, roof
- Fully fenced yard with double gate + pedestrian entry
- 12,000 lb car lift + (2) shipping containers included if desired
- All city utilities + additional sewer/water access
- Ideal for contractors, mechanics, or flex space users

OPTIONAL ADD-ONS

- One 40-ft container with four side doors (brand new)
- One 20-ft standard container (brand new)
- 12,000 lb 4-Post Car Lift
- Two Hydraulic jacks and oil change unit
- Yanmar ViO17 Mini Excavator (or similar 1.7-ton class)

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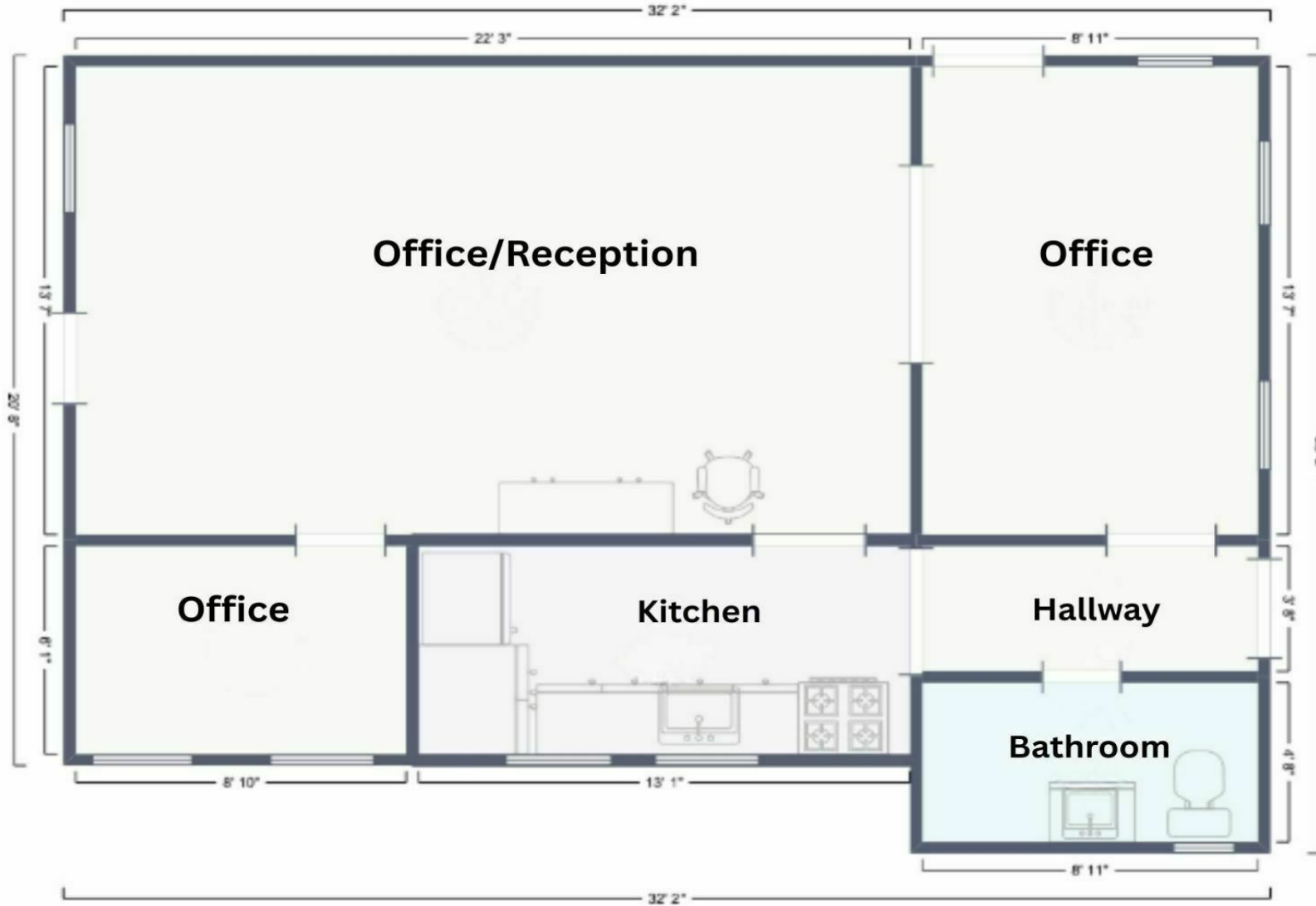
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SITE PLAN & LAYOUT

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PROPERTY OVERVIEW



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INTERIOR

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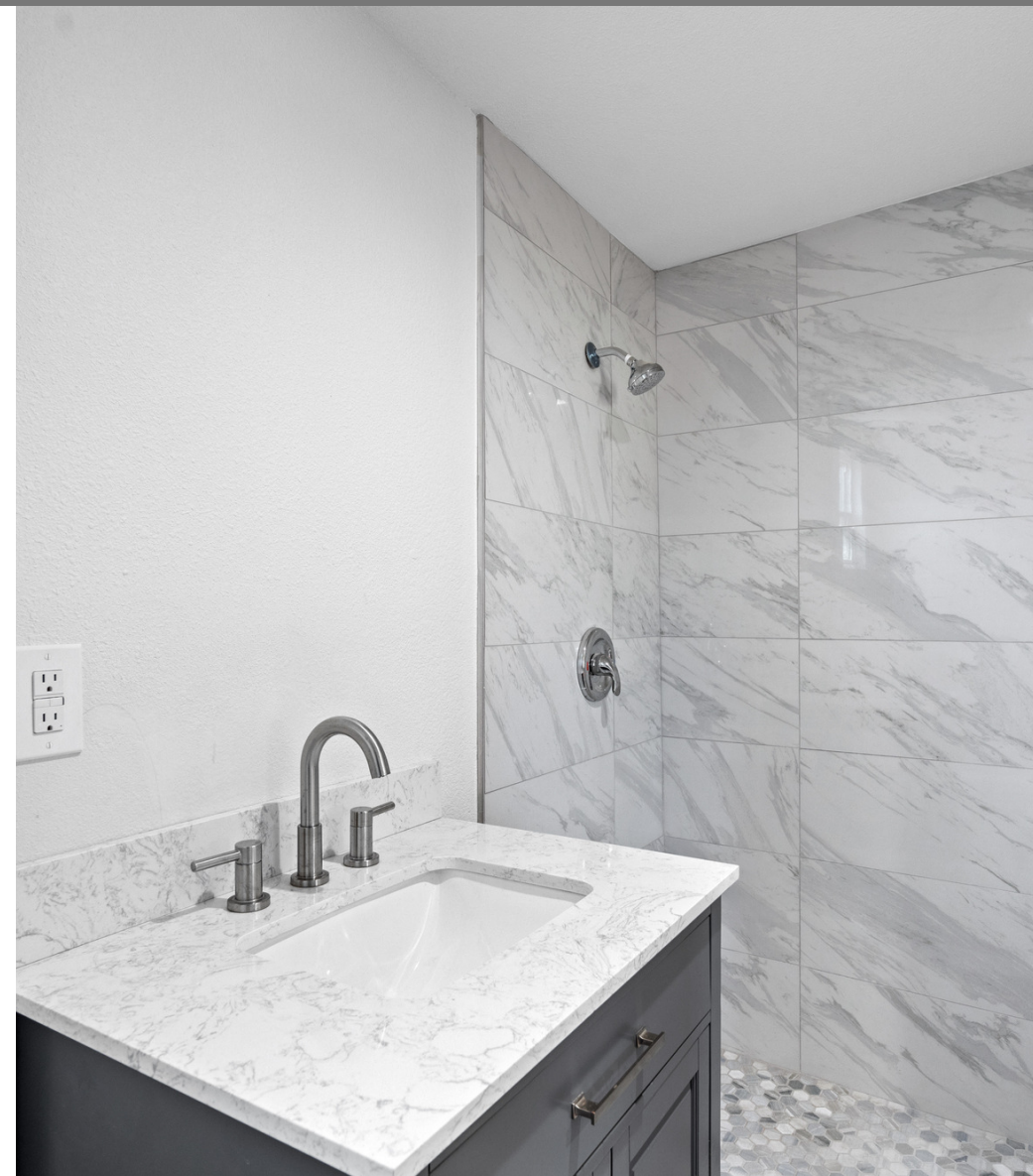
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RETAILER MAP

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Google

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ACCESSIBILITY & DRIVE TIMES

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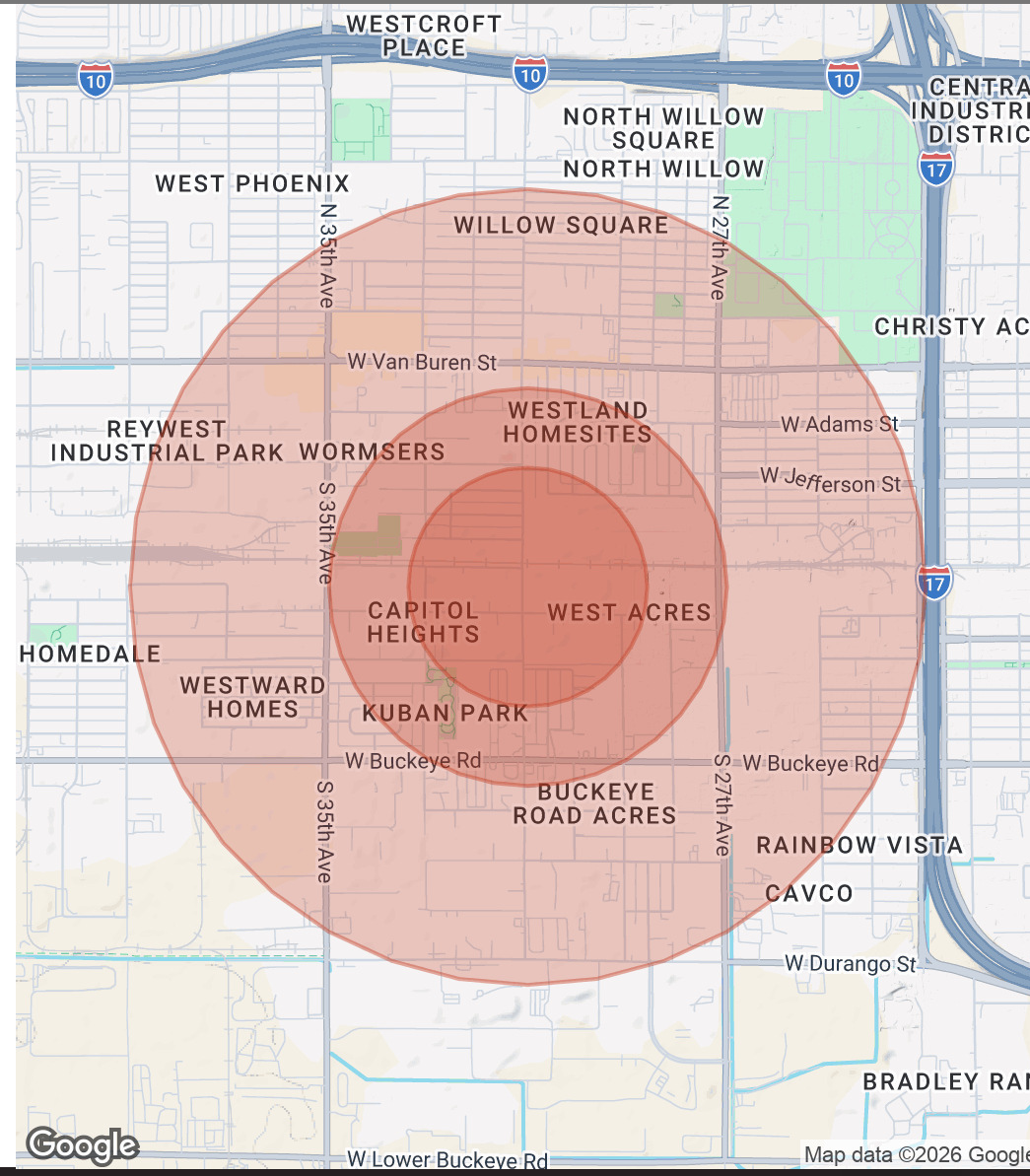


MARKET DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	460	2,957	13,307
Average Age	33	33	34
Average Age (Male)	33	34	34
Average Age (Female)	32	33	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	862	3,485
# of Persons per HH	3.4	3.4	3.8
Average HH Income	\$56,935	\$57,035	\$59,452
Average House Value	\$139,164	\$145,221	\$274,811



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SBA LOAN PITCH: SAMPLE TERMS

FOR SALE

LENDER NUMBER	LENDER TYPE	RECOURSE	LOAN AMOUNT	MAX LTV	LOAN PROGRAM	TODAY'S RATE	MONTHLY PAYMENT	TOTAL POINTS*	LENDER FEES	TIME TO CLOSE	PREPAYMENT PENALTY
1983	SBA	Yes	\$775,000	100%	2/25 25 Years Maturity	6.75%	\$5,355	1.29%	\$2,200	8 Weeks	3 Years
1751	SBA	Yes	\$697,500	90%	25 Years Fully Amortized 25 Years Maturity	6.25%	\$4,601	1.79%	\$2,500	6 Weeks	No
1761	SBA	Yes	\$620,000	80%	10/25 20 Years Maturity	5.54%	\$3,822	1.29%	\$1,350	12 Weeks	5 Years
101	Credit Union	Yes	\$620,000	80%	3/25 10 Years Maturity	5.55%	\$3,826	1.54%	\$750	5 Weeks	No
835	Bank	Yes	\$620,000	80%	10/20 10 Years Maturity	5.78%	\$4,364	1.54%	\$0	8 Weeks	5 Years
152	Bank	Yes	\$581,250	75%	5/25 25 Years Maturity	5.91%	\$3,713	1.29%	\$0	7 Weeks	5 Years

*Rates subject to change, data from 4/20/26, courtesy of Fred Owens at CommLoans

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