

C-3 AUTOMOTIVE BUILDING WITH YARD FOR SALE



Subject Property

336 N. 16TH STREET
PHOENIX, AZ

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

16TH STREET (26,250 CPD)

PROPERTY SUMMARY

336 N. 16TH STREET
PHOENIX, AZ

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
TOTAL BUILDING AREA:	7,368 SF
LAND AREA:	.50 Acres
APN:	116-18-048, 116-18-049 & 116-18-050
ZONING:	C-3

PROPERTY OVERVIEW

- C-3 Automotive Building & Yard Opportunity
- 7,368 SF Building with office and warehouse with garage doors
- .33 Acres of fenced yard space
- Great frontage and access on 16th Street
- Monument Signage on 16th Street
- Property is located on 16nd Street (26,250 CPD), just north of Van Buren (18,724 CPD) and is less than 1/2 mile off I-10 in Phoenix
- The Property is well maintained and has automotive equipment that can be included:
 - Prospot Spot Weld Machine
 - Indoor Side Draft Spray Booth
 - Outside Downdraft Spray Booth
 - Velocity Laser Measuring System
 - Bend Park 10,000lb Capacity Vehicle Lift
 - 2 Paint Mixing Benches
 - 2 Ingersoll Rand 7.5 HP Air Compressors
 - Herkules Spray gun Wash Machine
 - Uni Ram Solvent Recycle Machine
 - Washer, Dryer & Office Furniture (if wanted)



PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 Population:	15,743	123,720	362,469
2030 Population	16,565	129,834	379,473
# of Households:	6,381	49,891	146,839
Average Household Income:	\$71,481	\$85,789	\$91,951

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

IMMEDIATE AREA AERIAL

336 N. 16TH STREET
PHOENIX, AZ

Downtown
Phoenix

Midtown
Phoenix

Subject
Property

16TH STREET (26,250 CPD)

ROLL UP DOORS & PAINT BOOTH

336 N. 16TH STREET
PHOENIX, AZ



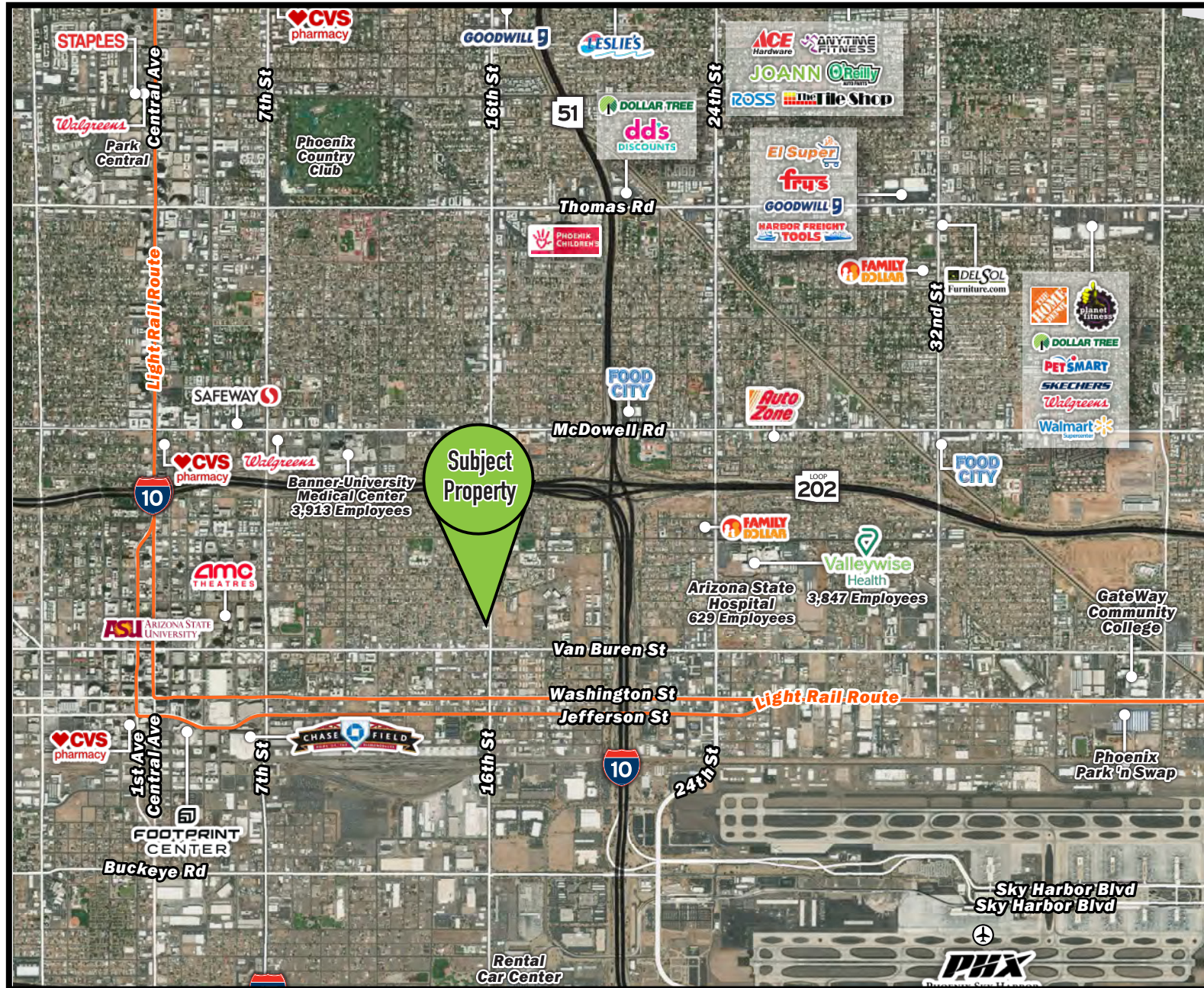
BUILDING PHOTOS

336 N. 16TH STREET
PHOENIX, AZ



TRADE AREA MAP

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CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "A" are black, while the "8" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey geometric pattern in the top-right corner.

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com