

NWC 27TH AVENUE & BASELINE

COMMERCIAL LAND FOR SALE ON MAJOR ARTERIAL ROADWAY



- Location:** NWC of 27th Avenue and Baseline
- Land Size:** Two parcels with a total of 2.43 Acres (can be sold separately)
Parcel 1: 0.83 Acres (36,239± Sq. Ft.) APN 105-88-020W
Parcel 2: 1.60 Acres (69,696± Sq. Ft.) APN 105-88-741
- Building Size:** **Parcel 1:** 2,155 Sq. Ft.
Parcel 2: 1,400 Sq. Ft.
- Price:** **Parcel 1:** \$326,151.00 (\$9 Per Sq. Ft.)
Parcel 2: \$627,264.00 (\$9 Per Sq. Ft.)
- Zoning:** C-2 and R-43 Zoning, Maricopa County
- Frontage:** 520 feet frontage on Baseline Road

Comments:

- ◆ Lighted intersection
- ◆ Great residential growth
- ◆ 4 lanes fully improved
- ◆ Existing income of \$3,750 per month on short term leases



For more information on this property please contact:

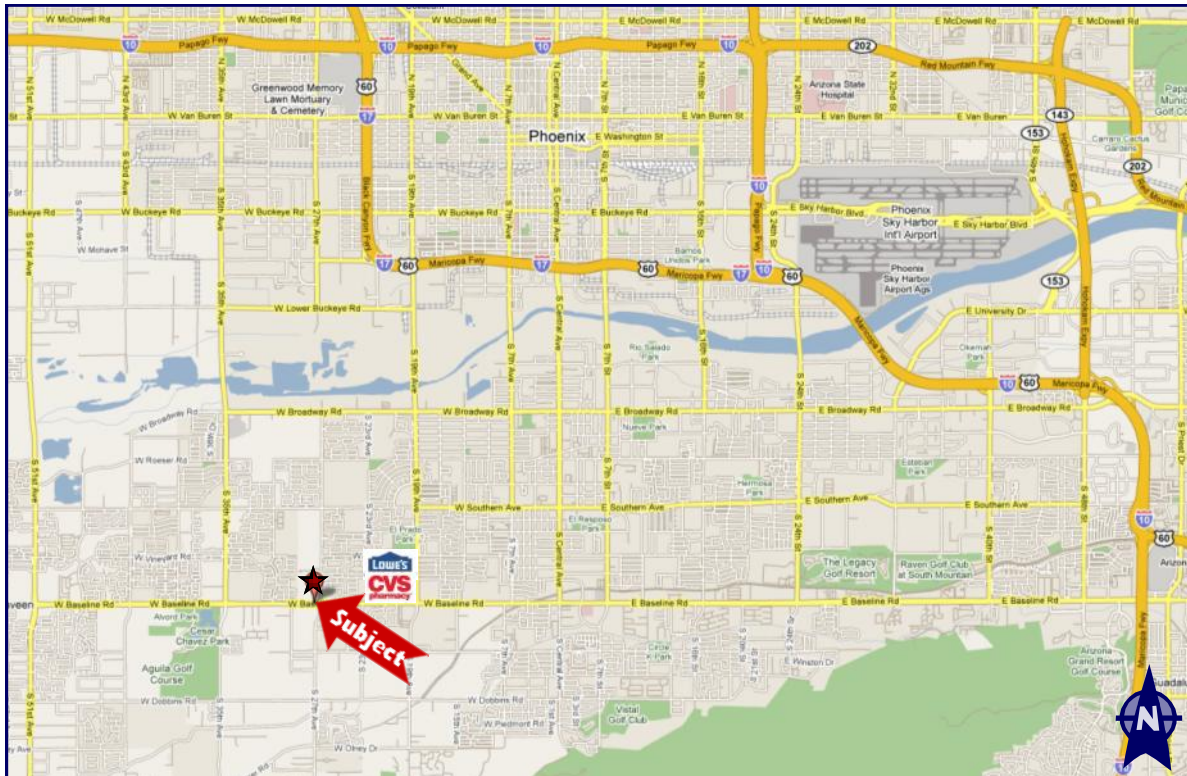
Matt Schrauth at 602.956.6060 Ext. 103 matt@omni-realestate.com
Kernit Rankin at 602.956.6060 Ext. 124 kernit@omni-realestate.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

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2007 Demographics:	<i>One Mile</i>	<i>Three Mile</i>	<i>Five Mile</i>
<i>Population:</i>	2,440	53,318	129,098
<i>Average HH Income:</i>	\$66,393	\$44,105	\$43,091

2005 Traffic Counts:

On Baseline: 16,000 average cars per weekday



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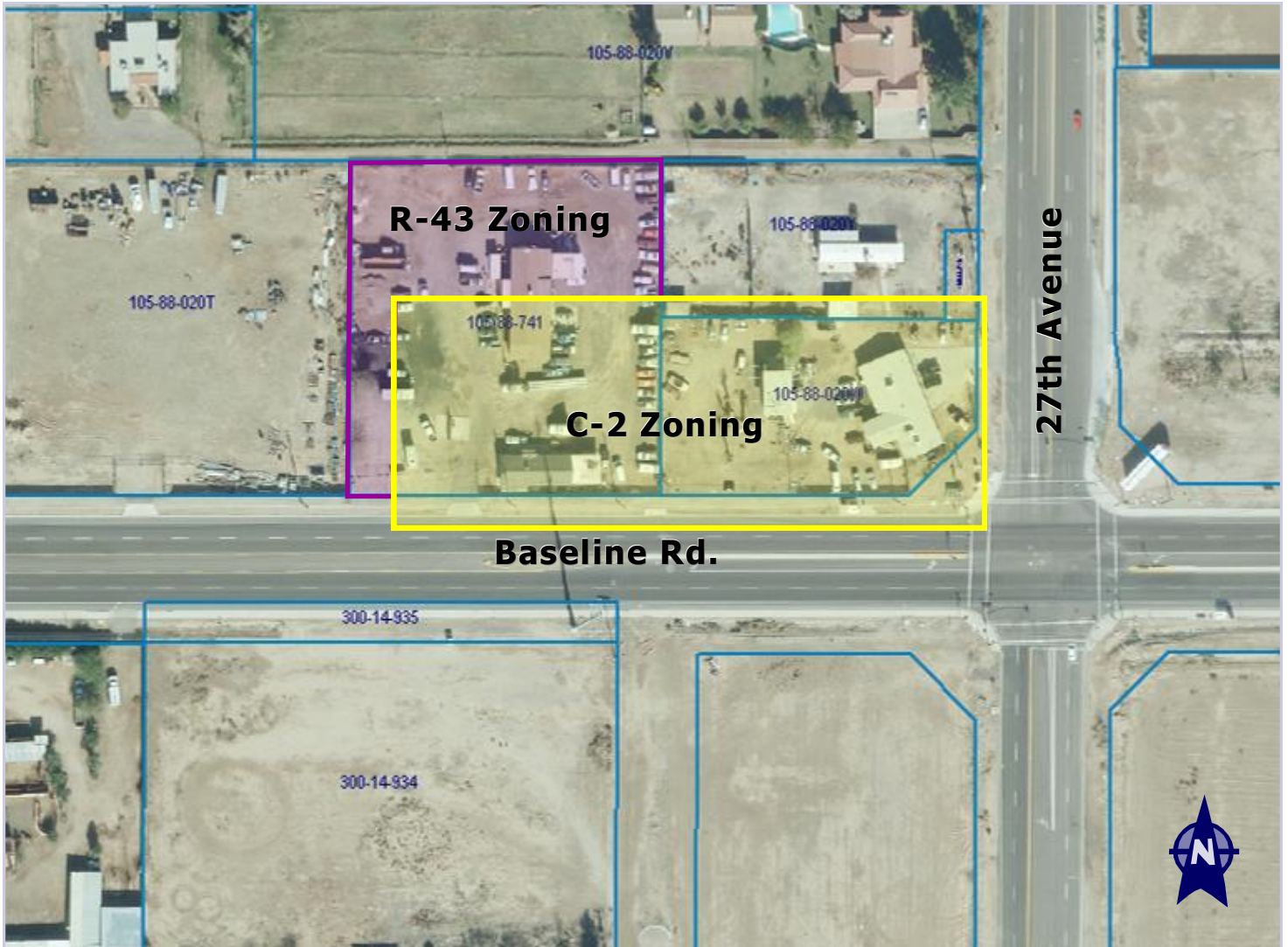
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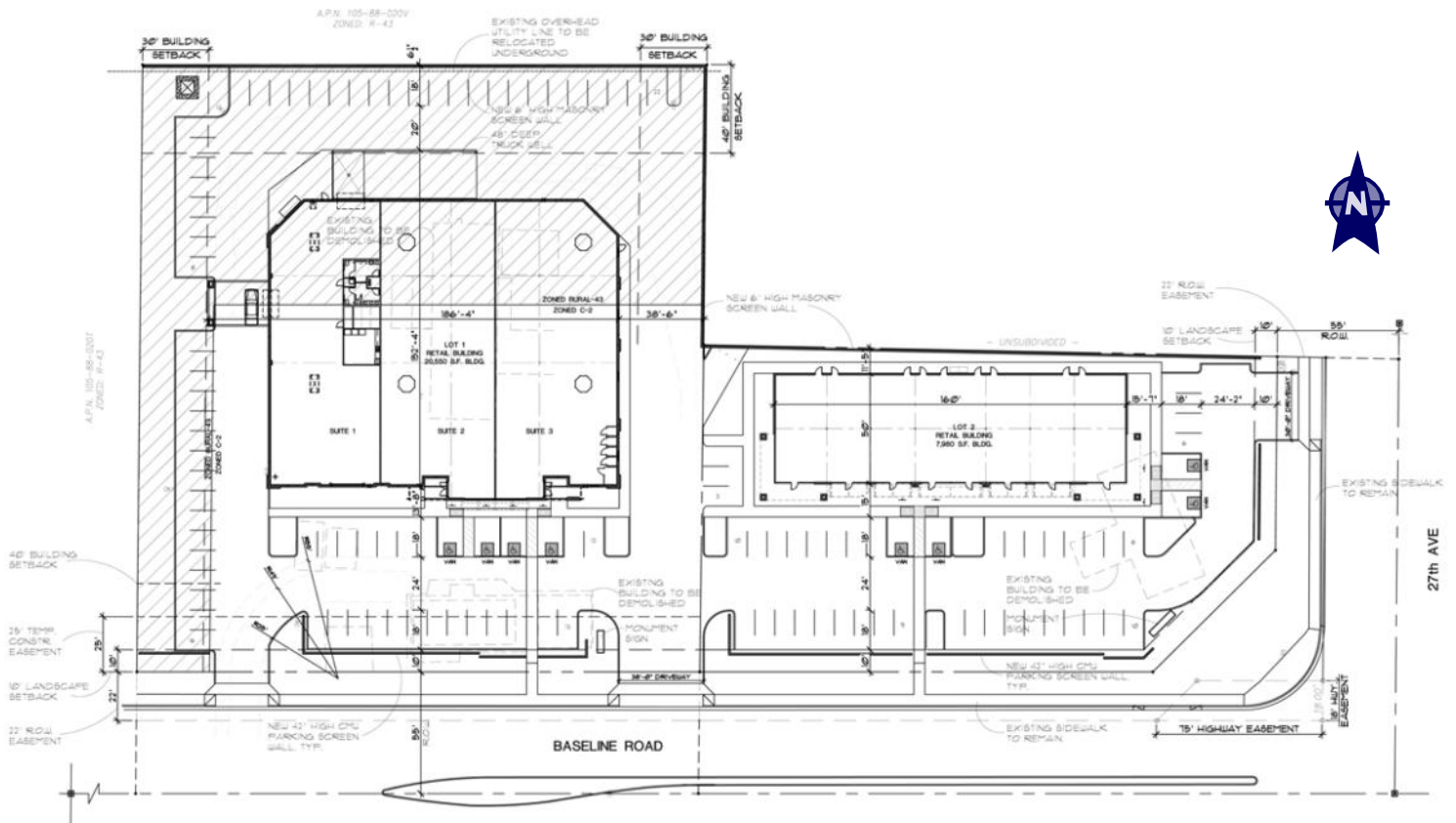
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(SUBJECT TO CHANGE)



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