

2150 W Camelback Rd

FOR LEASE OR SALE

*Freestanding Commercial Building
Billboard Does Not Convey
Do Not Disturb Tenant*

PHOENIX, AZ 85015



2150



Located on the NEC corner of 22nd Ave and Camelback Road and just one block East of the Black Canyon Freeway this property provides excellent visibility from the road and high traffic counts.

YEAR BUILT	1941
YEAR RENOVATED	2010
TOTAL BUILDING SF	924 SF
LAND SIZE	0.07 AC
LEASE TYPE	NNN
ZONING	C-2 (City of Phoenix)
PARCEL NUMBER	153-25-093B

\$350K
SALE PRICE

\$32.00
LEASE RATE (SF/NNN)

2150 W CAMELBACK RD



LOCATED NEAR *DYNAMIC RETAIL* *AMENITIES* AND MAJOR INTERSECTIONS

Situated in the heart of Phoenix, 2150 W Camelback offers a prime location, just a 10-minute drive to downtown. This area offers a balanced mix of residential and commercial spaces, boasting an array of amenities including shopping centers, restaurants, schools, and recreational parks. Also, the heavily populated Grand Canyon University is nearby.

The property offers effortless connectivity to major roadways and transportation options, with easy access to Interstate 17 just one block west, and convenient access to the Phoenix Light Rail system just one block east.



SUBJECT
PROPERTY

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

2150 W CAMELBACK RD



CONVENIENT
CORNER LOT
LOCATION



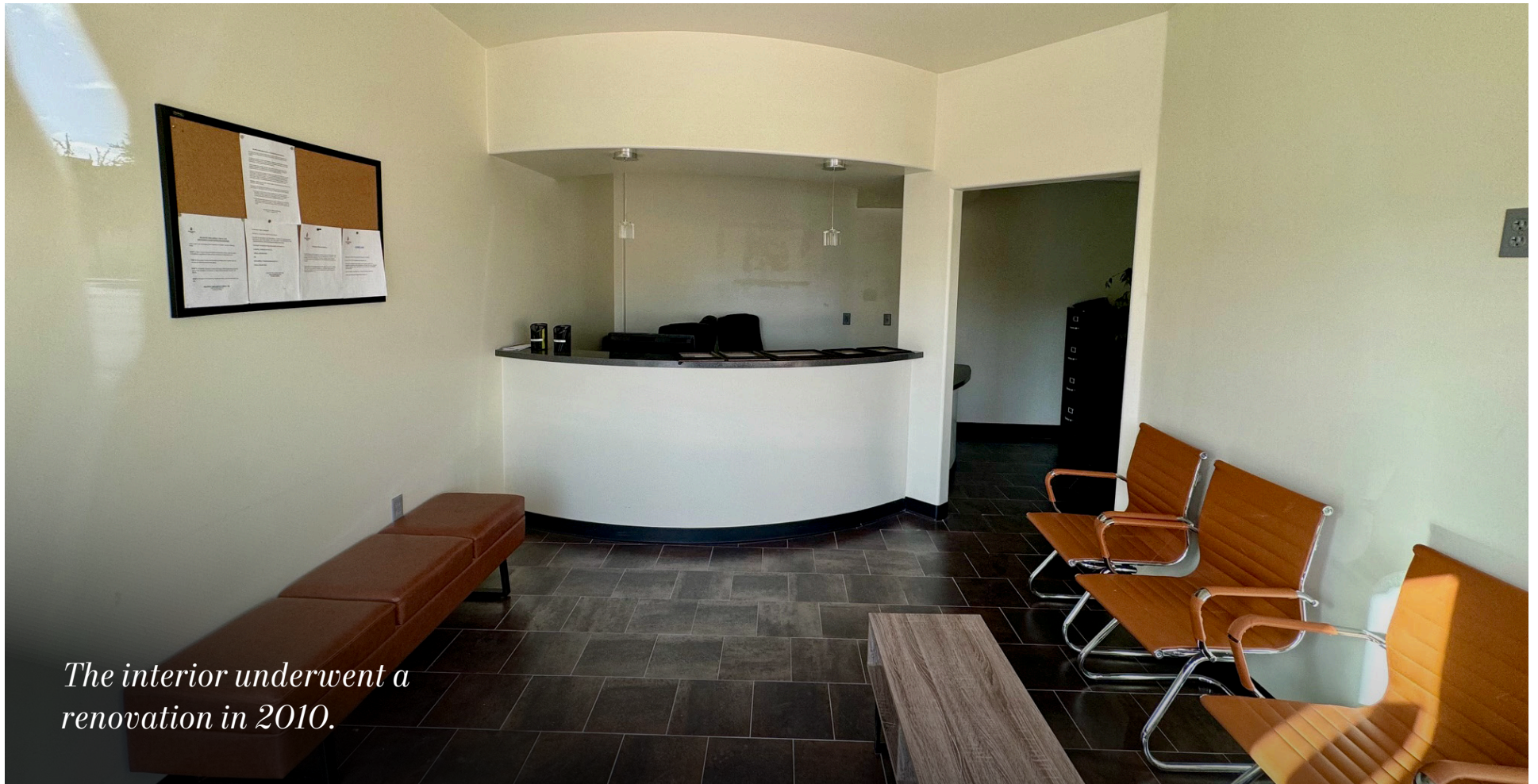
NUMEROUS
WALKING
DISTANCE
AMENITIES



WELCOMING
RECEPTION AND
WAITING AREA



BEAUTIFULLY
RENOVATED
INTERIOR



HIGH TRAFFIC COUNTS

$\pm 222,366$
NORTH INTERSTATE 17

$\pm 44,455$
WEST CAMELBACK RD

$\pm 25,947$
NORTH 19TH AVE



2150 W
CAMELBACK RD

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