

Daysprings Northern Office Park

3031 W. NORTHERN AVENUE, PHOENIX, AZ 85051

FOR SALE

Listing Price \$1,450,000



PROPERTY FEATURES

- Year Built: 1985 (Major Renovations 2016)
- 19,782 SF (+/-)
- Two-Story, Red Brick Construction
- Oversized Lot (2.11 Acres) w/ 6:1,000 Parking Ratio
- Rents and Occupancy Both Below-Market
- Huge Value-Add Play w/ New Ownership
- Gated Entry Recently Added (+/- \$60,000)
- Motivated Seller Would Prefer a Quick COE; May Lease up to 50% for 3-5 Years
- Can Add Up To 4,000 SF Additional Building South of Existing
- Easy Access to I-17, Downtown Phoenix & Airport



www.SperryCGA.com

Neil Sherman, CCIM

MANAGING DIRECTOR

602.566.7210

neil.sherman@sperrycga.com

AZ #BR026438000

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Daysprings Northern Office Park

3031 W. NORTHERN AVENUE, PHOENIX, AZ 85051

FOR SALE

Listing Price \$1,450,000



www.SperryCGA.com

Neil Sherman, CCIM

MANAGING DIRECTOR

602.566.7210

neil.sherman@sperrycga.com

AZ #BR026438000

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.