

HISTORIC DTPHX OFFICE FOR SALE

649 N. 2ND AVENUE
PHOENIX, AZ 85003

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PROPERTY INFORMATION



PROPERTY SUMMARY



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The subject property was built in 1905 by H.P. Demund and is designated historic by the city of Phoenix. The property is currently configured for a professional office user. The subject improvements total 4,659 square feet consisting of 7 private offices, one conference room and a 1,553 square foot finished basement (included in total square footage). The seller has done an immaculate job of maintaining and upgrading the property while preserving its historic charm. Own a piece of Phoenix History!



OFFERING SUMMARY

Sale Price:	\$1,450,000 or \$311/SF
Building Area:	4,659 (Includes 1,553 SF Basement)
Land Area:	14,000 SF
Year Built:	1905
Zoning:	DTC-E-ROO
Parking:	14 Spaces
APN:	111-40-028, 030
2020 Taxes:	\$16,439.48

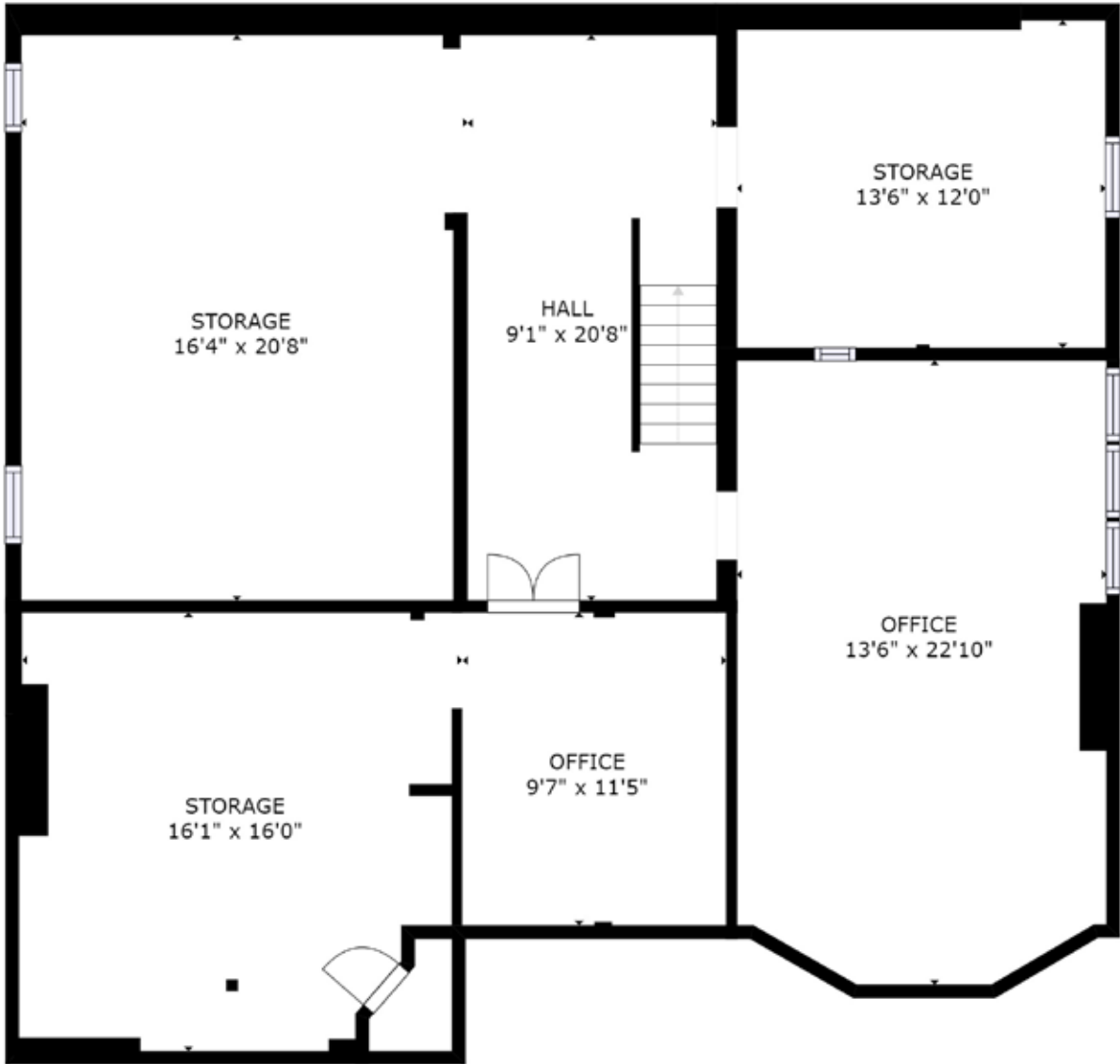
STRUCTURAL INFORMATION



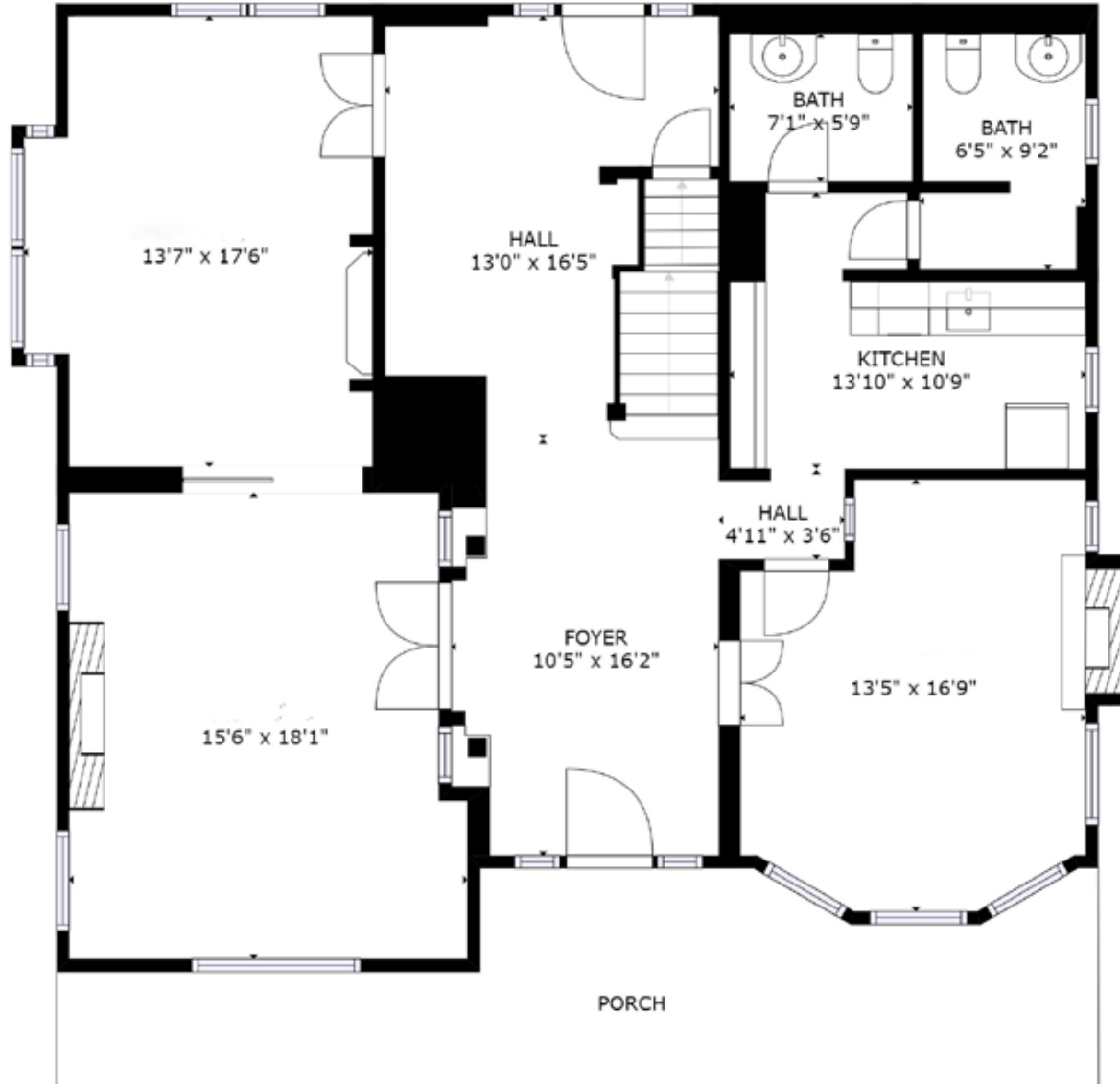
CAPITAL IMPROVEMENTS

Main Floor Bathroom Vanities	2006
New Carpet Throughout	2009
Window Shades Installed In Basement	2009
Basement Painted	2009
Roof Repairs	2012
New AC Unit	2016
Fence Repaired & Painted	2017
Replaced Parking Lot Gate	2017
Sunbrella Awnings Installed	2017
Removed Carpeting In Offices	2017
Restored Hardwood Flooring	2017
Replaced Upstairs Landing	2017
Period Replica Hardware Installed	2017
East Door Replaced W Period-Replica Door	2018
Installed Pigeon Deterrents	2018
Repaired Concrete Overhang	2018
Exterior Paint & Patching	2018
All Exterior Metal Painted	2018
Interior Drywall & Plaster Repaired	2019
Led Lighting Added To Ne Office	2019
Replaced Light Fixtures In Basement	2019

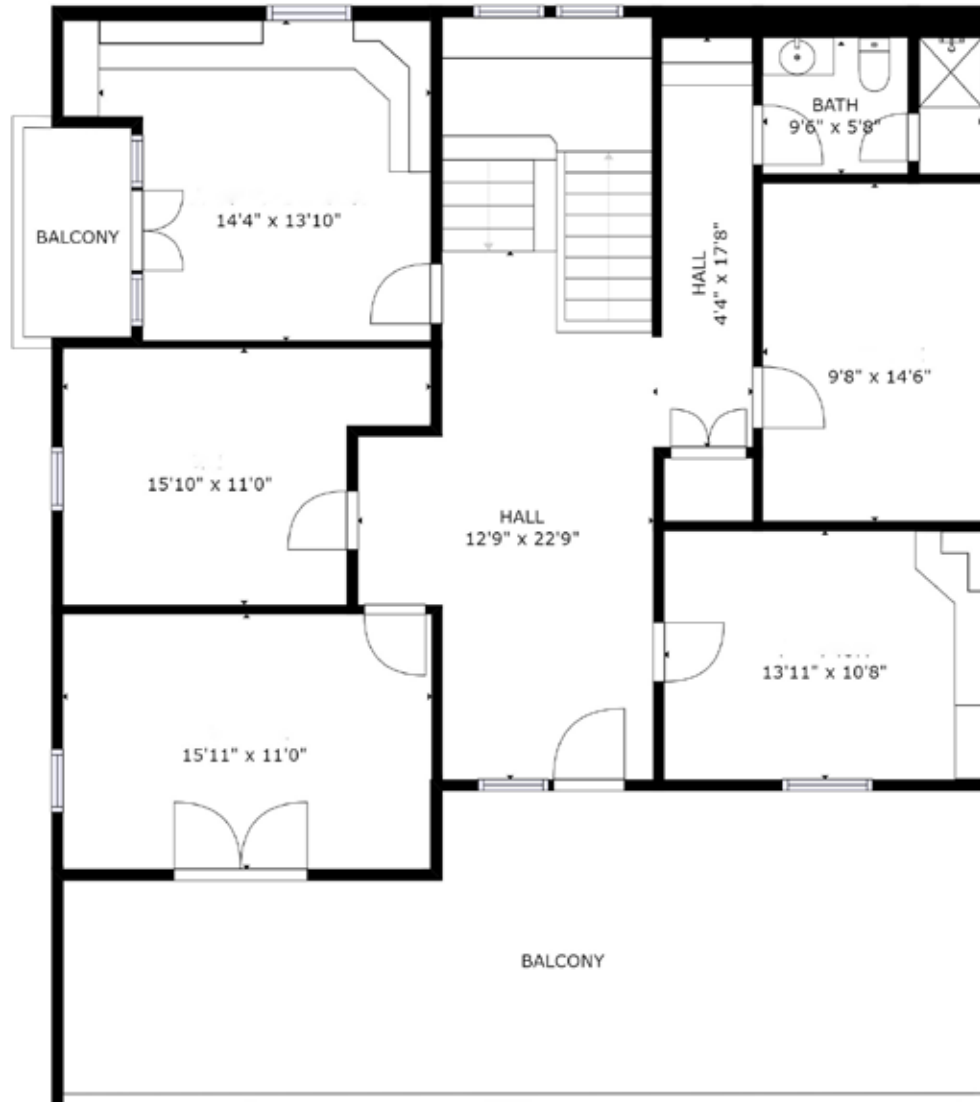
BASEMENT FLOORPLAN



GROUND FLOOR FLOORPLAN



SECOND FLOOR FLOORPLAN



ADDITIONAL PHOTOS





PROPERTY HISTORY



PROPERTY HISTORY

Born in 1856, Herman Parry Demund was the eldest of 5 children who lived on a farm near Empire Prairie, Missouri. In 1881, at the age of 25, HP (as he was known to friends) married the daughter of the farmer who owned the adjoining property, 19 year old Sarah Jane Pearce. Sarah's family had emigrated from England and the youngest of 9 children, all of whom were born overseas except Sarah. HP and Sarah went on to have seven children of their own. HP was engaged in house moving, painting, and building, contracting and operated a lumber yard in King City Missouri.

In 1895, the DeMund family moved to Phoenix, Arizona, where HP established the DeMund Lumber Company and the Phoenix Flour Mills with his brother Charles. The DeMund Lumber Company would grow to become the largest lumber business in the Southwest at the turn of the century.



The businesses did quite well, thrusting the DeMund family into early Phoenix society. H.P. became a prominent businessman and civic leader, and the family one of the most prominent in town. They became such family friends with established Phoenix families such as the Thalheimers, Hibbards and Luhrs.

In 1900, The DeMund Mansion was built on two city lots, 50 feet by 140 feet each that cost only \$1,100 in 1887. The home has a unique façade, with 3 distinct architectural styles, which have been labeled Mission Revival, Tudor Revival, and Queen Anne Style There are two distinct international features that baffle historians, the pagoda-style cap at the roof's peak and the square wooden porch columns bearing Greek acanthus leaves on the capitals. The elegant home was built with the utmost care to detail, with oak paneling and hand carved floral relief strips throughout the first floor and two large stone fireplaces. The walls are double brick with two inches of insulating space between. The bricks are the old sand type, which were made in Phoenix.

PROPERTY HISTORY



The home became a place of celebration for the family, with Sarah the gracious hostess; there were many parties and gatherings at the home, including the extravagant wedding of her daughter, Hazel.

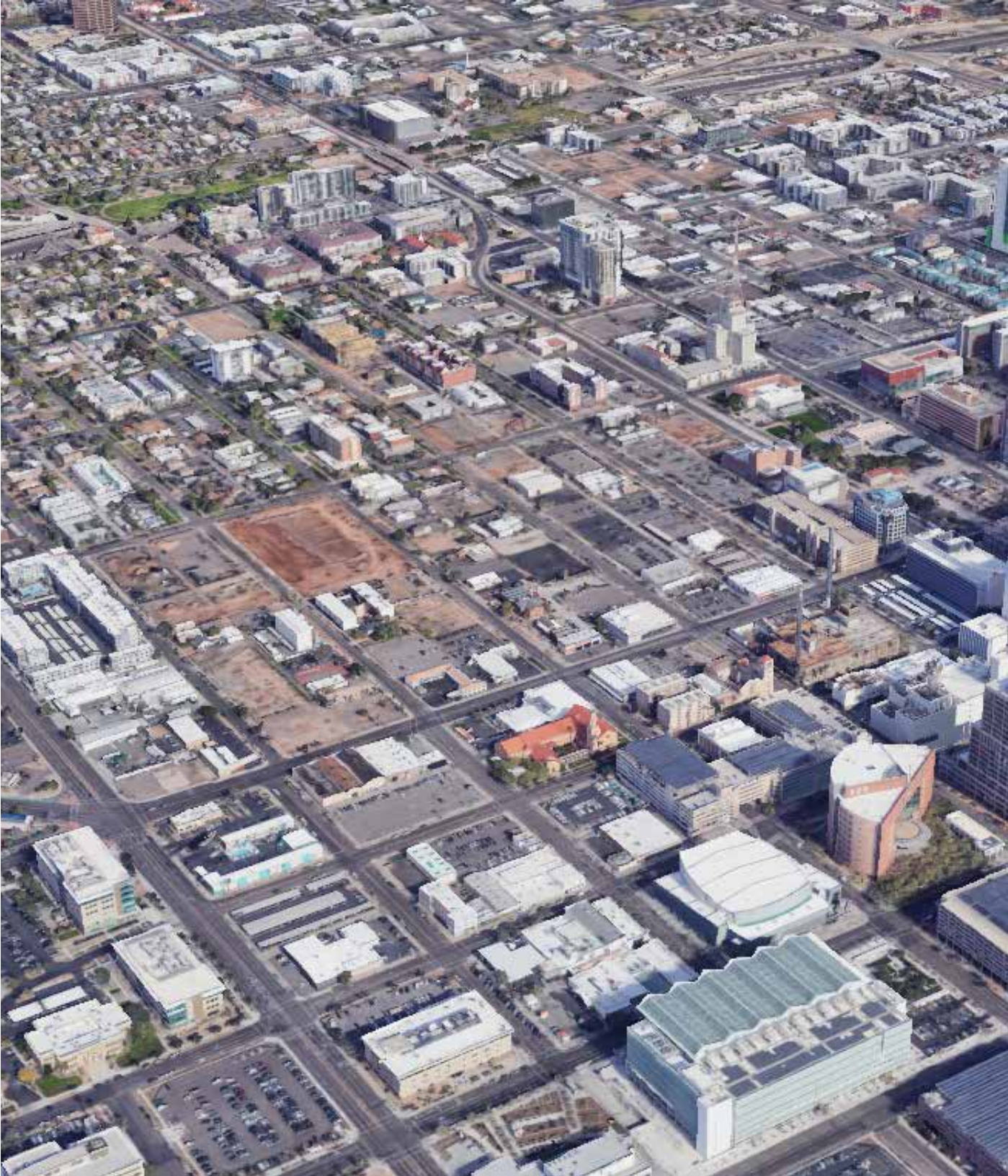
In 1908, H.P. sold both his businesses, and established the Arizona Hardware Supply, and Southwestern Sash & Door Co., which were eventually sold. H.P. followed his interest in real estate, becoming both an investor and President of Valley Realty & Trust Company and Citizens' State Bank.

H.P. was a nationally celebrated trapshooting champion and also organized the DeMund Lumber Company baseball team, the first baseball team in Arizona. He was an active member of the Chamber of Commerce, the Arizona Club, the Knights of Pythias Lodge and the Independent Order of Odd Fellows. He lived at the DeMund Mansion until his death in 1932 at the age of 76. Sarah went on to become a charter member of the Phoenix Woman's Club. She remained living in the home until her death in 1936.





LOCATION INFORMATION



LOCAL AMENITIES



ROOSEVELT ROW





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