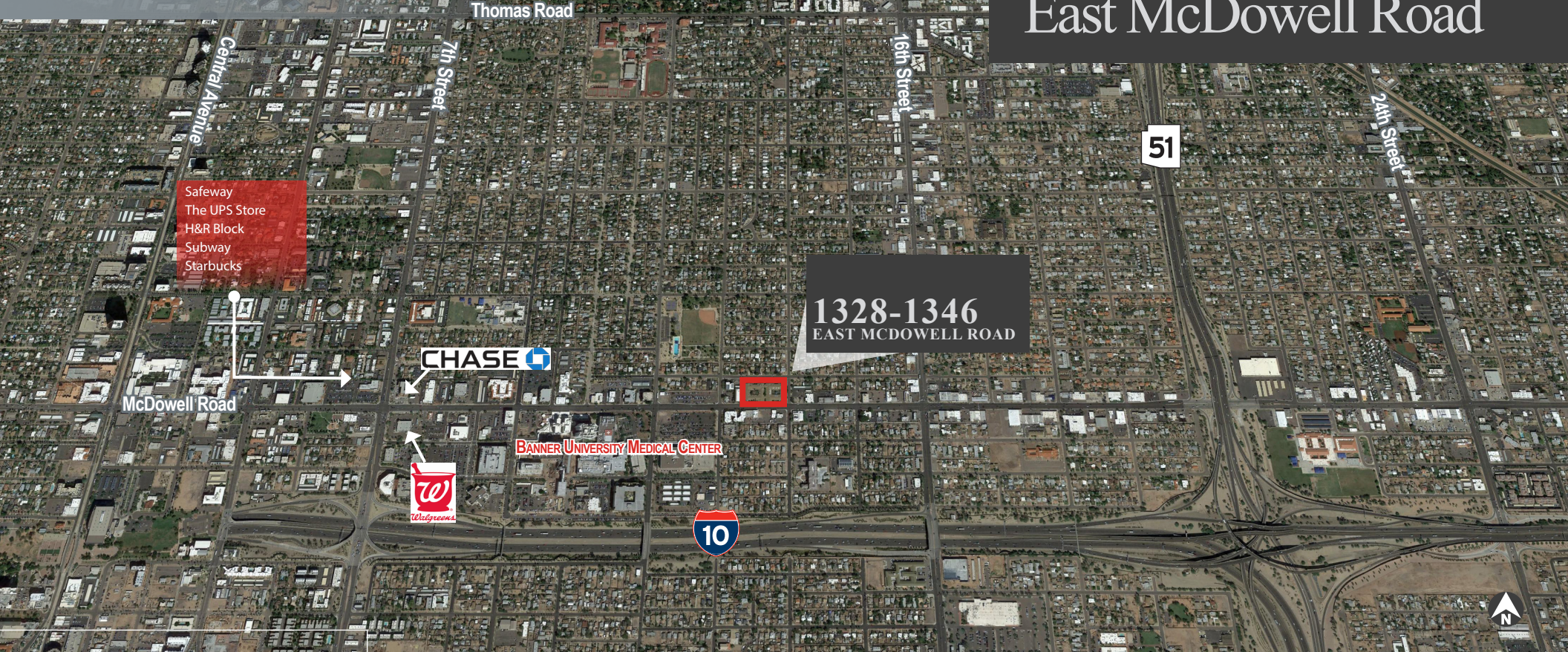


FOR SALE Phoenix • Arizona
Former convalescent care home
Approximately 2.62 acres

1328-1346

East McDowell Road



Offering Highlights

- Price: \$2,585,000
- Project: Former convalescent care home
- Location: NWC of 14th Street and McDowell Roads, Phoenix, AZ 85015
- Size: Approximately 2.62 Acres (+114,010 square feet). Includes a 62,596 square foot building.
- No zoning contingencies accepted with offers made on this property. This is an “as is” sale.
- Zoned: P-1, C-1 and C-2, City of Phoenix
- Parcel Numbers: 117-24-073, 117-24-074, 117-24-075, 117-24-076A

For further information contact:

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FOR SALE Phoenix • Arizona

Former convalescent care home

Approximately 2.62 acres



1328-1346
E. MCDOWELL ROAD

Location highlights

- The location provides prominent McDowell Road exposure and is mid-block, north side of McDowell Road, in-between 12th and 16th Streets, one-mile north of Interstate 10 and one-mile west of SR-51.
- Very close proximity to Banner University Medical Center, Banner Surgicenter and numerous other medical offices. Some nearby amenities in the immediate area include: Safeway, Walgreens, The UPS Store, Subway, Starbucks, McDonalds and Jack-in-the-Box.



2016 Demographics – 3 mile radius

Average Household Income
\$31,835

Population by Age
25 – 34 17%
35 – 44 14%
45 – 54 13%

Vehicles Per Day (2015)
McDowell Road, East/West Bound - 34,211
13th Street, North/South Bound – 2,223

Investment opportunity • Phoenix • Arizona

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