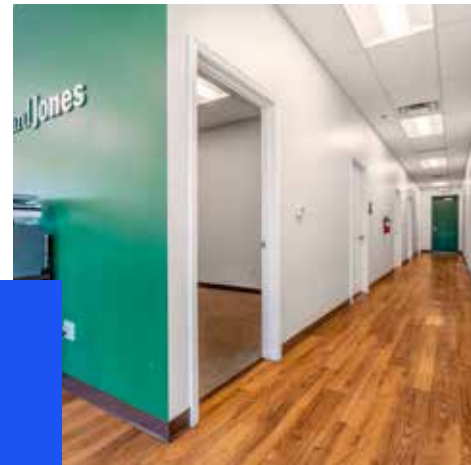




High Visibility Location



Ideal Owner/User Opportunity

2302 N Central Ave, Unit 105, Phoenix, AZ 85004

Seller Financing Available

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Accelerating success.

Office/Retail Condominium

2302 N CENTRAL AVE, UNIT 105
PHOENIX, AZ

Ideal Owner/User Opportunity | ±1,634 SF

Building signage available on Central Avenue

Located on a Light Rail station

FOR SALE

\$515,000

FOR LEASE

\$20.00 / SF + NNNs
(estimated at approximately
\$8.75/sf)

Executive Summary:

Available for sale or lease is 2302 N Central Avenue, Unit 105 in Phoenix, comprised of an office/retail condominium unit located in the *Tapestry on Central* retail and residential condominium development on Central Avenue and Encanto Blvd. *Tapestry on Central* has 400 residents and 280 condominium units.

This is an opportunity to own your own office/retail space in a downtown Phoenix location instead of paying rent to a landlord.

Location:

The property is located on Central Avenue between Vernon Ave and Encanto Blvd on a Light Rail station. Businesses at *Tapestry on Central* include Mary Coyle, Chic Chef Marketplace, Edward Jones, Walgreens and



Spin Art. The property is across the street from The Heard Museum and is near walkable amenities like Oven and Wine, Hope's Brunch and Arizona Central Credit Union.

Key Highlights

- ±1,634 SF Office/Retail Condominium
- Prime Central Avenue location with strong visibility
- **Sale Price: \$515,000**
- **Lease Rate: \$20.00/SF + NNN** (estimated at approximately \$8.75/SF)
- Ideal for professional office users (legal, financial, insurance, consulting)
- Functional layout with minimal build out requirements
- Monument and building signage opportunities
- Dedicated rear parking
- Seller financing available for qualified buyers

The Property

Since the property was originally constructed in 2007, it has been used as a professional retail/office for Edward Jones. Suite 105 is located on the ground floor retail/office level of *Tapestry on Central*, a new luxury condominium community consisting of seven total floors of which the bottom floor is retail/office. The condo owner's association is responsible for maintaining the building structure, parking lot, security, landscaping, and all exterior elements. The property owner is responsible for HVAC, utilities, their own insurance, janitorial, glass repairs and maintenance of the interior of the premises.

This is a well-managed property as evidenced by the overall condition of the development.



Construction Costs

With the recent staggering inflation in our economy, construction costs have also increased substantially. This is an opportunity to own a property at a price below replacement costs. If the current layout works for your business, you may be able to save thousands of dollars on tenant improvements.

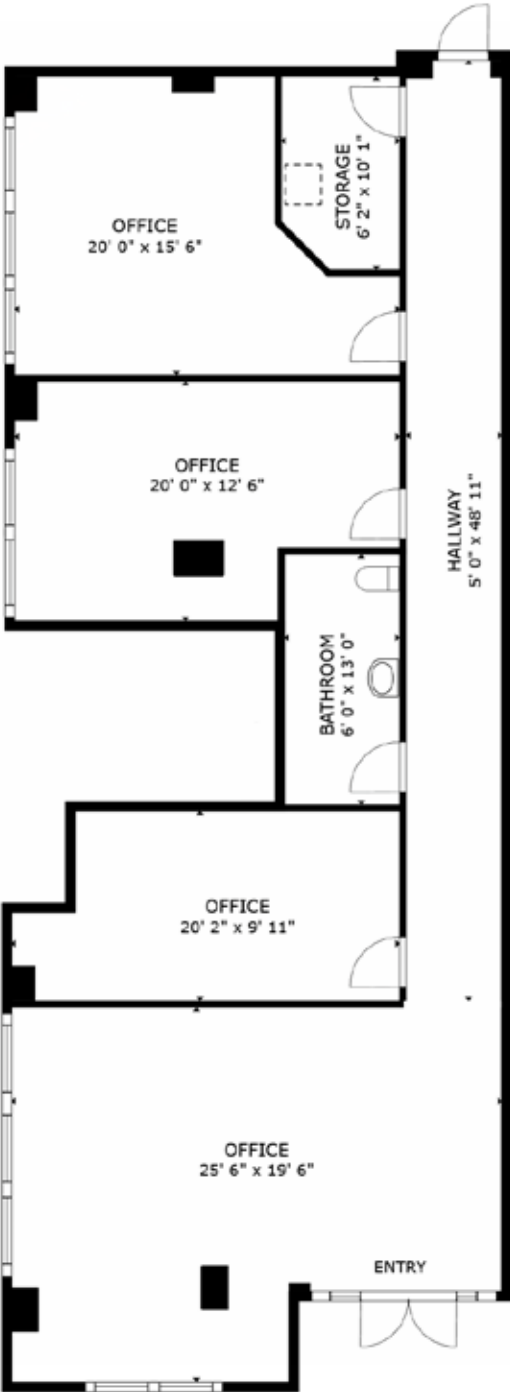
Parking

Included with this property at no additional cost are a total of six spaces, of which two are surface spaces directly behind the unit and three additional spaces assigned to the unit in the underground parking structure.

Floor Plan



Take a virtual tour



±1,636 square feet available



Photos





Estimated Operating Expenses 2025



2302 N Central Ave, Unit 105, ±1,636 sf	Total Amount	Per Square Foot
HOA (2024 Budget)	\$9,060	\$5.53
Electric (monthly average is \$200)	\$2,400	\$1.46
Real Estate Taxes (2024)	\$3,427	\$2.09
Insurance	\$1,750	\$1.07
Maintenance and Repairs (JAB reserve estimate)	\$1,200	\$0.73
Total for Unit 105	\$17,837	\$10.90



The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal lines: a yellow one on top, a blue one in the middle, and a red one on the bottom.

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