



# KENILWORTH

ON ROOSEVELT

## PROPERTY OVERVIEW

### OFFERING TERMS

|                 |             |
|-----------------|-------------|
| Offering Type:  | Fee Simple  |
| Offering Price: | \$1,450,000 |

### PROPERTY HIGHLIGHTS

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Property Name:  | Lazarus Professional Building                                                 |
| Cross Streets:  | NEC of Roosevelt Street and 5th Avenue                                        |
| Building Size:  | +/- 7,500 square feet                                                         |
| Land Area:      | Approximately 20,300 square feet on two parcels                               |
| Parking Ratio:  | 31 spaces on site (however, subject to parking easement with 402 W Roosevelt) |
| Traffic Counts: | 14,652 vehicles per day                                                       |
| Current Zoning: | DTC Roosevelt South HP                                                        |
| Parcel Numbers: | 111-32-020 and 021                                                            |



420 West Roosevelt Street | Phoenix, Arizona

### FOR MORE INFORMATION PLEASE CONTACT

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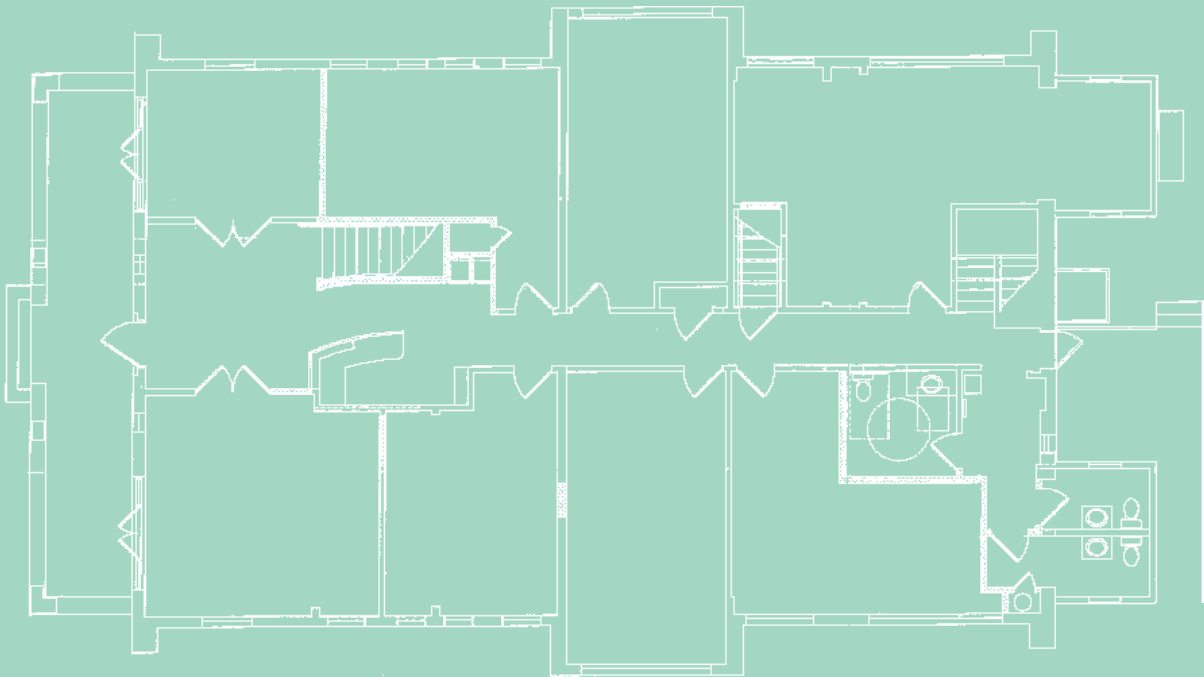


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## PROPERTY FLOORPLANS

### FIRST FLOOR



420 West Roosevelt Street | Phoenix, Arizona

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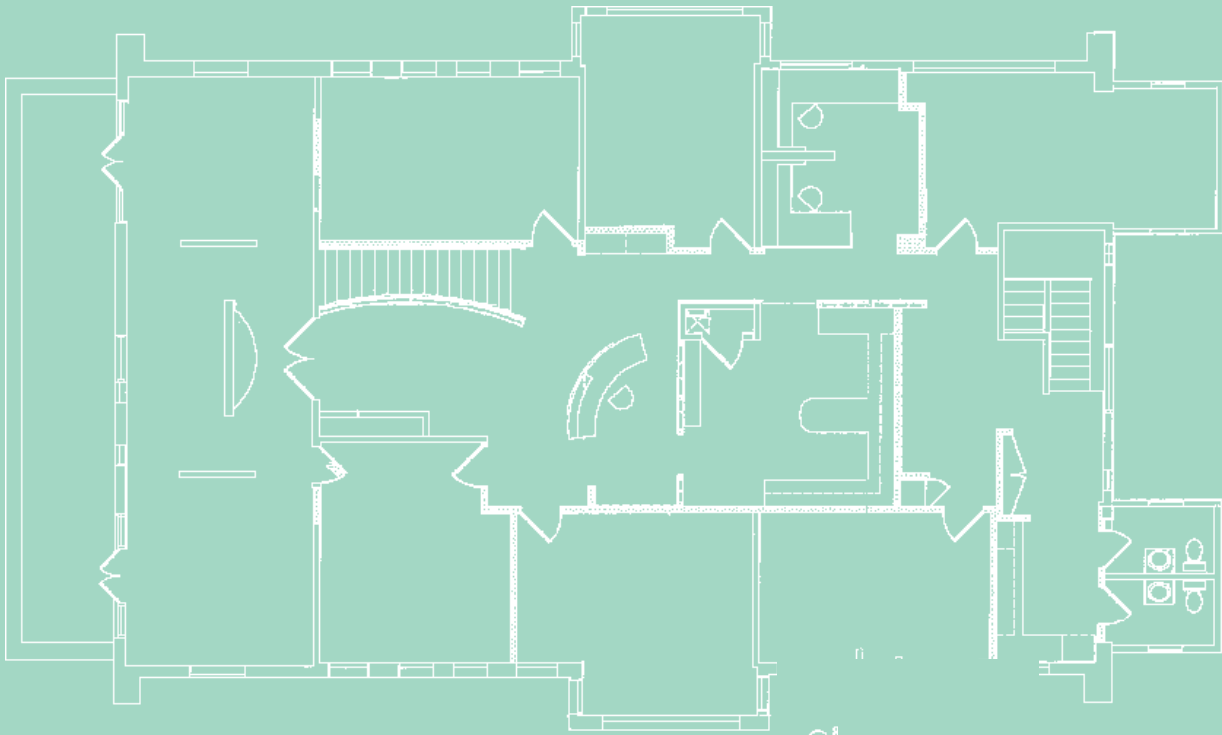


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## PROPERTY FLOORPLANS

### SECOND FLOOR



420 West Roosevelt Street | Phoenix, Arizona

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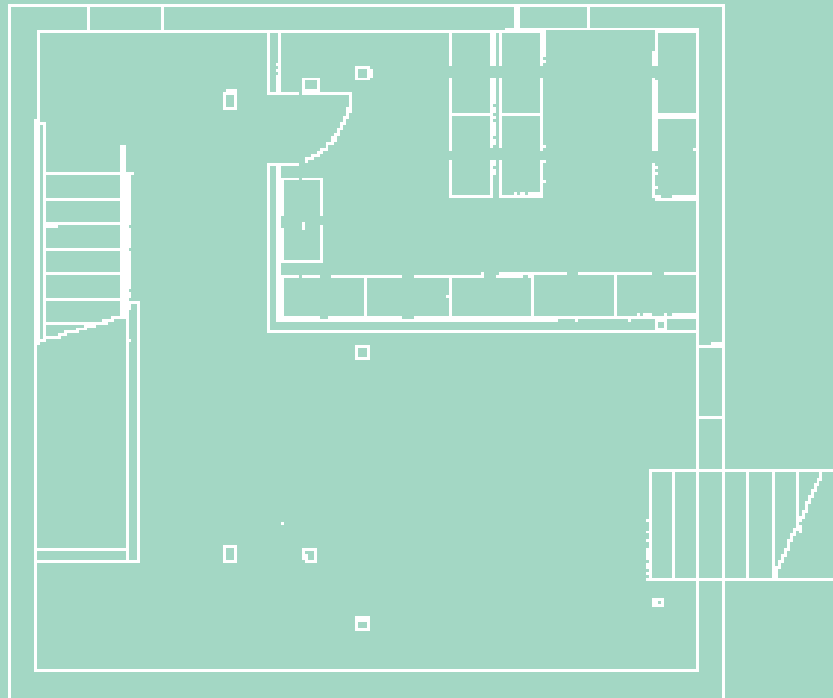




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### BASEMENT SPACE



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