

FOR SALE: \$499,000

AVAILABLE NOW



# 1,142 SF Medical Space Available

215 E LEXINGTON AVE, PHOENIX, 85012



CONTACT

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# PROPERTY OVERVIEW



**IDEAL USE:**  
BIRTHING CENTER,  
SPA/MASSAGE,  
MEDICAL, PHYSICAL  
THERAPY



**SQUARE FOOTAGE:**  
1,142 SF ON A  
6,385 SF LOT

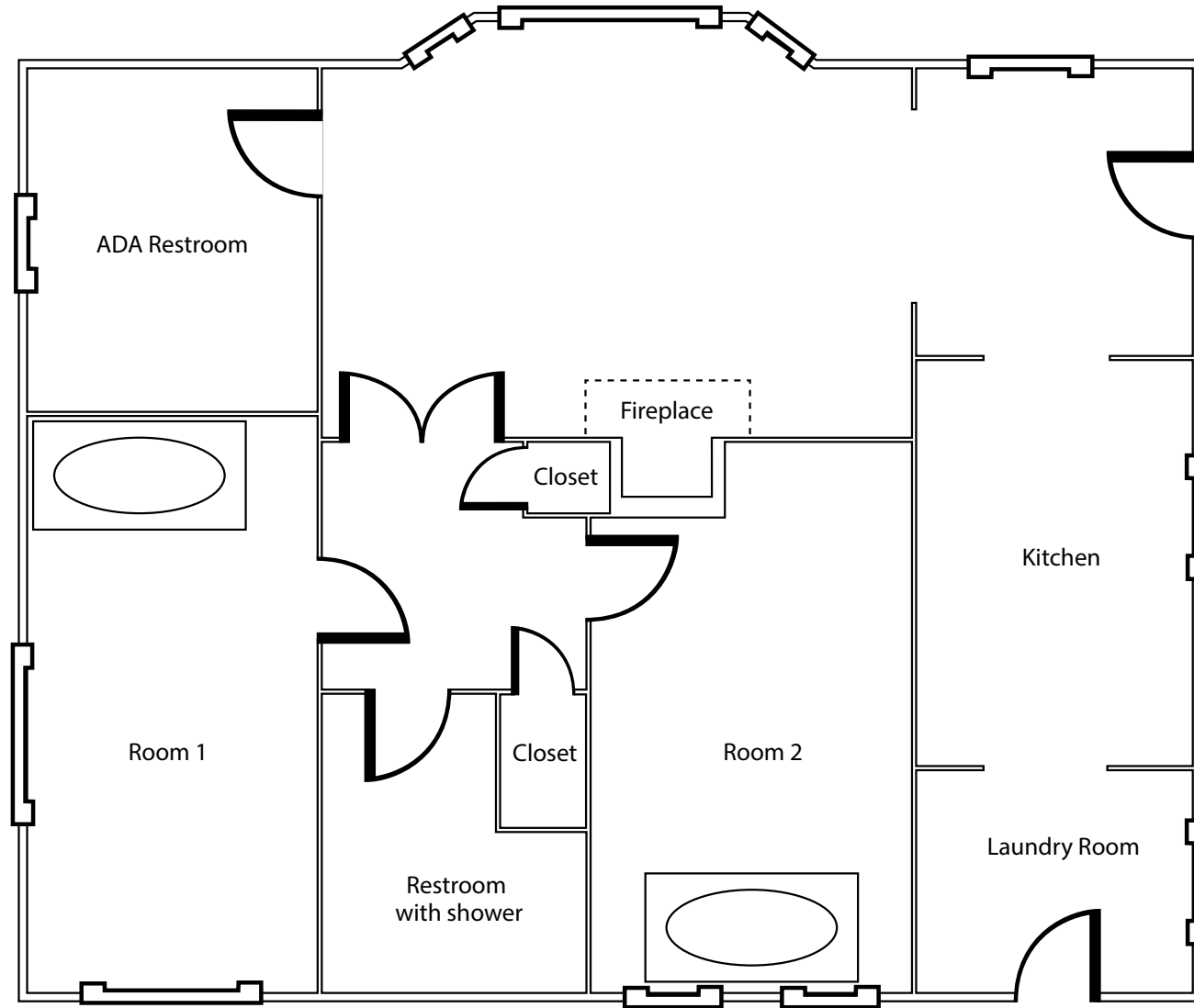


**PRICE:**  
\$499,000



# FLOORPLAN

## MEDICAL SPACE



# FEATURES



**Boutique medical building** located in a charming Midtown neighborhood



**4 parking spaces** in the front and additional secure parking in the back



**Backyard patio**



**Currently built as a birthing center** – tubs can be removed

PROPERTY LINES



SUITE PHOTOS



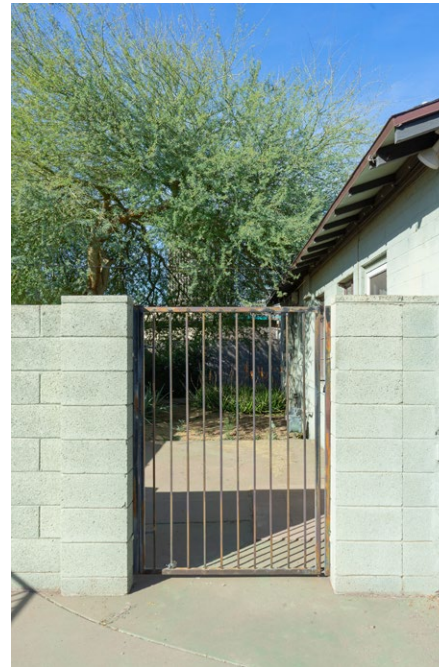
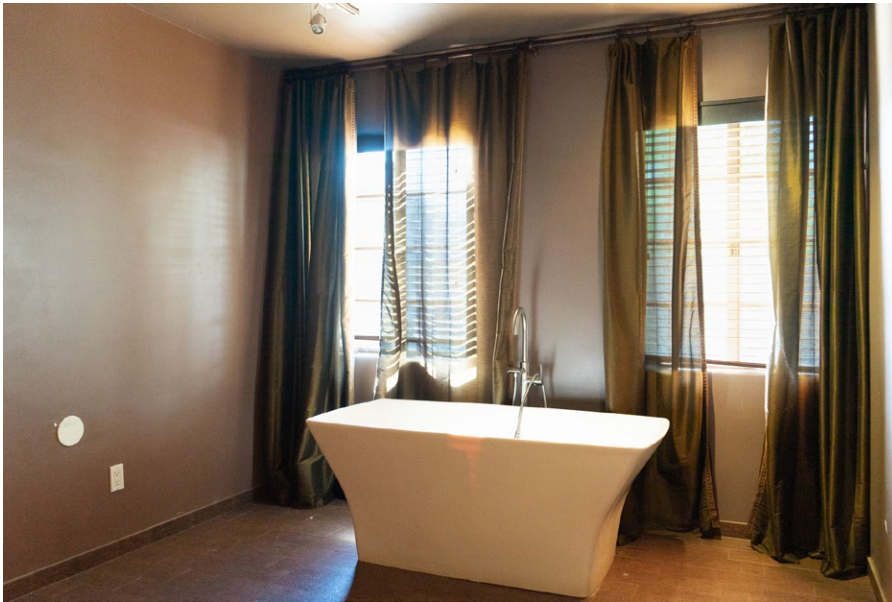
COZY WAITING ROOM



FULL KITCHEN



SUITE PHOTOS



SECURE YARD



2 MULTI-PURPOSE ROOMS



# R-5 ZONING

The R-5 (Multifamily High-Density Residential) zoning in Phoenix is designed to accommodate high-density residential developments, offering diverse housing options suitable for urban living. Potential uses include:



Apartment Complexes



Mixed-Use Developments



Assisted Living Facilities



Student Housing



Community Amenities



Private Medical Practice

By utilizing the high-density allowances of R-5 zoning, the property can be developed into a vibrant residential community that maximizes land use, provides diverse housing solutions, and contributes to urban growth and sustainability.



# Thank You

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## CONTACT



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