

ADJACENT
LOT IS
AVAILABLE

RARE OPPORTUNITY IN CENTRAL PHOENIX
C-3 Zoning Auto Repair

648 & 650 W Coolidge St, Phoenix, AZ 85013

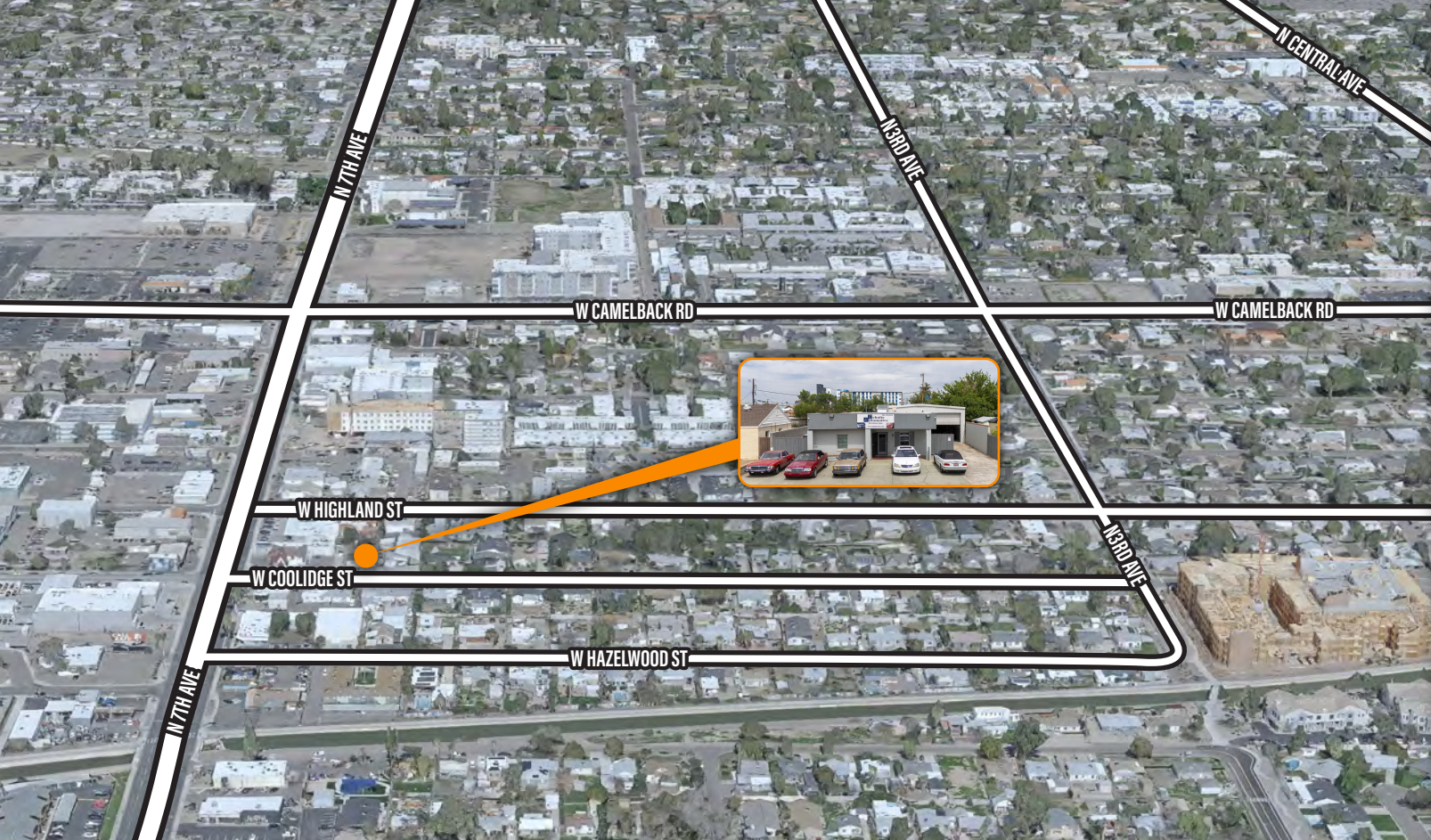
648 W Coolidge Price: \$1,900,000

Lot Size: +/- 8,700 SF / Building Size: +/- 4,000 SF

650 W Coolidge Price: \$650,000

Lot Size: +/- 8,700 SF

This versatile 3-star industrial/flex property is in the high-demand Melrose District, Central Phoenix submarket. Built in 1939 as a residence then converted to heavy commercial in the 1960's, the facility offers a functional design and modern construction standards for automotive repair and is ideal for businesses requiring warehouse, distribution, or high-end flex space near the urban core.

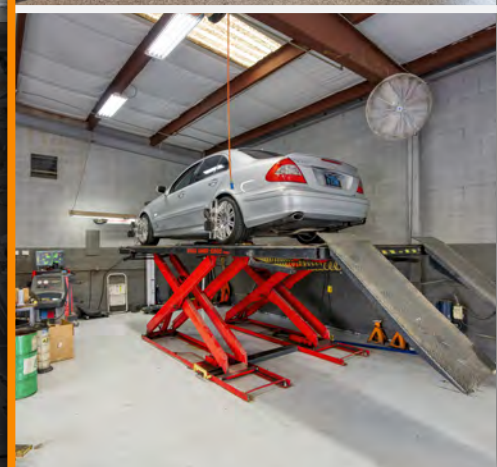
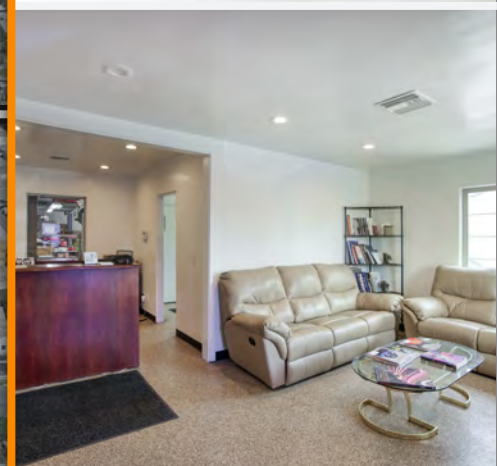


Property Highlights:

- Forty Years as an Auto Repair Shop in Melrose District
- Property Type: Automotive Repair, Industrial / Flex
- Zoned C-3: City of Phoenix
- APN: 155-34-033
- Built 1939
- 2025 Property Taxes: \$3,180.50
- 2026 Property Insurance Premium: \$3,440
- Electrical Service: Arizona Public Service – 200 amps

Key Features:

- High Visibility: Situated along 7th Avenue corridor, offering excellent brand exposure in a vibrant heavy commercial district.
- Functional Loading: Equipped with two drive-in roll up doors and clear span warehouse space to accommodate various industrial operations.
- Central Connectivity: Immediate access to Uptown and Midtown Phoenix, providing a strategic location for "last-mile" delivery or service-based businesses.



Andrea Davis, CCIM

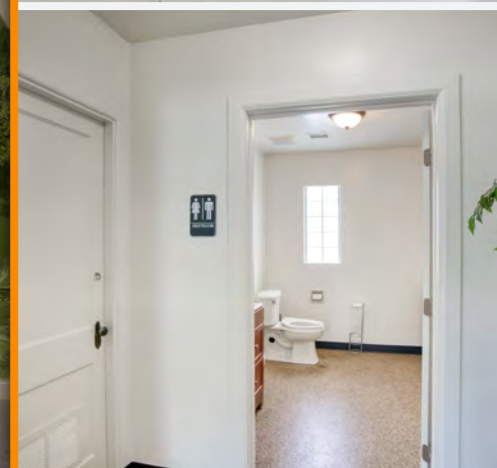
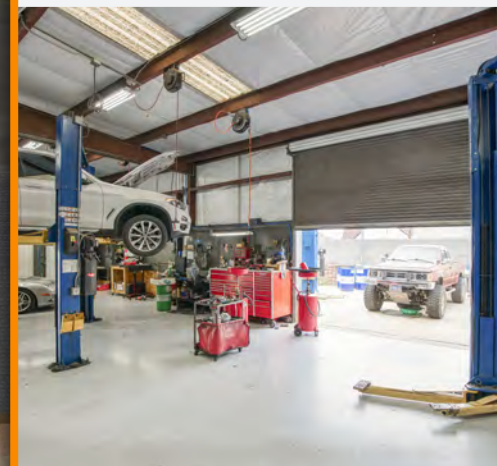
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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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