

# 22226 N 26th Ave

# \$100,000

Phoenix, AZ 85027

## ONLINE AUCTION – OCT 17 @ 5PM

22226 N. 26<sup>th</sup> Ave, Phoenix, 0.32 Acres, Zoned R-4A, Maricopa APN 209-04-056-B  
Low Starting Bid of \$100,000! Seller Financing!



**1 Bedrooms**  
**2.0 Bathrooms**  
**533 Square Feet**  
**Lot Size: 0.32 Acre**  
**Listing #: 02033-22226**  
**County: Maricopa**

### ONLINE LAND AUCTION

**22226 N. 26TH AVE, PHOENIX, AZ 85027**

**0.32+/- ACRES ZONED R-4A (MULTI-FAMILY)**

**LOW STARTING BID OF \$100,000**

**SELLER FINANCING AVAILABLE!**

### Key Features

- AZ Online Land Auction
- AZ Real Estate Investment Land
- AZ Seller Financing Land
- AZ Investment Land For Sale
- AZ Auctioneer Suzy Lieber
- AZ Auctioneer John Payne
- AZ Auctioneer Stewart Larsen
- AZLandAuction.com

**UNITED COUNTRY REAL ESTATE - ARIZONA PROPERTY & AUCTION and THE LARSEN COMPANY REAL ESTATE AND AUCTION are ordered to offer 22226 N 26th Ave, Phoenix, AZ 85027, a 0.32-acre residential property zoned R-4A (multi-family zoning) for sale at Online Auction. Don't miss this exciting opportunity to bid on a unique land parcel with excellent investment potential near Deer Valley Rd and the I-17 Freeway in Phoenix!**

**What is the Buying Opportunity? ONLINE AUCTION OF 0.32 ACRES ZONED R-4A (MULTI FAMILY) — LOW STARTING BID AND SELLER FINANCING AVAILABLE! Possibly enough square footage for two manufactured homes or build a 4-plex, depending on lot area and unit type. 2-story construction is permitted. Potential for rezoning to commercial use. Existing old house has extensive fire damage and may not be able to rebuild. Property has an abandoned septic tank. City of Phoenix provides water service with sewer connection available in front of the property on 26th Ave. Southwest Gas service available. APS provides electric service currently. Owner is in the process of cleaning up the property, however, the property is being sold AS-IS. Expect for sheds, structures and debris to remain on the property at closing, so bid accordingly.**

**When is the Auction? Online bidding ends WEDNESDAY, OCTOBER 23, 2024 at 5:00 PM (AZ)**

**How do I Bid? Visit [AZLandAuction.com](https://AZLandAuction.com) and click on the "Bidding Open" link to register as an online bidder.**

**Where is the Property? 22226 N 26th Ave, Phoenix, AZ 85027**

**Directions: North on 27th Ave to Adobe St. East to 26th Ave. North on 26th Ave to the property.**

**Maps: Use the links below to locate the property.**

- Land.ID ([CLICK HERE for an online interactive LAND ID map](#))
- City of Phoenix - Zoning ([CLICK HERE for the City of Phoenix Zoning Map](#)) online interactive LAND ID map)
- Maricopa County Assessor ([CLICK HERE for the Maricopa County Assessor GIS Map](#)). Search for assessor parcel #209-04-056-B.

**PROPERTY INFORMATION:**

**PROPERTY TYPE: Residential Land**

**PARCEL SIZE: 0.32+/- Acres (14,091+/- Square Feet)**

**ADDRESS: 22226 N 26th Ave, Phoenix, AZ 85027**

**COUNTY: Maricopa County, Arizona**

**ASSESSOR PARCEL NUMBER(S): 209-04-056-B**

**OPENING BID: \$100,000**

**ELEVATION: 1,400 Feet**

**ZONING: R-4A (Multi-Family Residential)**

**TERRAIN: Flat**

**SUBDIVISION: State Plat No. 11 Townsite of Adobe, Lot #54**

**HOA: N/A**

**ANNUAL TAXES: \$282/Year (2023 Assessment)**

**ROAD ACCESS: via 26th Ave**

**ROAD TYPE: Asphalt**

**LEGAL ACCESS: Yes**

**GPS COORDINATES: GoogleMaps ([33.68856560513601,-112.11645446838057](#))**

**ELECTRIC: Arizona Public Service (APS)**

**WATER: City of Phoenix**

**SEWER: City of Phoenix. Not connected. Available along 26th Ave.**

**SEPTIC: Old septic tank on property. Not currently in use.**

**GAS: Available from Southwest Gas. Gas line in place. No meter.**

**LEGAL DESCRIPTION:** Legal Description (Abbrev) STATE PLAT 11 TOWNSITE OF ADOBE BEG SW COR LOT 54 N 97.69' E 85' TO TR POB TH SELY TO PT 100' E OF SW TH E 100' TH N 130' TH W 115' S 32.33' TO TR POB.

**PROPERTY PREVIEW AND INSPECTION:** The property will be open for public preview and inspection on THURSDAY, OCTOBER 17, 2024 from 11:00 to 2:00 pm. Otherwise, the property is available on a drive-by basis. Please do not disturb the occupant.

**PROPERTY VIDEO TOUR:** [CLICK HERE for a video tour on YouTube \(https://youtu.be/QAI7NfLD-Ho\)](https://youtu.be/QAI7NfLD-Ho)

**SALE TERMS:** No registration fee to bid. All bidding is done online through [UnitedCountryAZhibid.com](https://UnitedCountryAZhibid.com). A 10% Buyer's Premium (auction fee) will be added to the high bid to determine the purchase price. A non-refundable earnest money deposit of 10% of the purchase price with the balance due at closing within 30 days. The property is sold "as-is" and subject to estate approval of the bid. The seller guarantees a clear title of liens and mortgages with title insurance provided. The seller reserves the right to withdraw the property, postpone, or cancel the auction prior to the sale. All announcements made on the day of sale take precedence over all previous advertising. All information is from reliable sources. However, the auctioneer/broker does not accept responsibility for the information presented as it is the buyer's responsibility to verify all information.

**SELLER FINANCING:** Available with the below terms.

- Down payment = 30% minimum due at closing
- Interest = 8% interest
- Payment amortization = 15 years
- Loan payment = includes loan principal + interest + impound for property taxes + account servicing fee
- Balloon payment = balance of loan principal due at the end of the 5th year
- Account servicing = paid by the buyer

**ONLINE INFO:** Property information, auction terms, and registration info available at [AZLandAuction.com](https://AZLandAuction.com).

Questions? We are just a phone call or email away! We want to help you understand the auction process and the property so you are prepared to bid and buy at auction.

Happy Bidding!

Suzy Lieber | United Country Real Estate – Arizona Property &

**Auction**

602-463.3725 | [suzy.lieber@UnitedCountryAZ.com](mailto:suzy.lieber@UnitedCountryAZ.com)

**John Payne | United Country Real Estate – Arizona Property & Auction**

480.422.6800 | [john@UnitedCountryAZ.com](mailto:john@UnitedCountryAZ.com)

**Stewart Larsen | The Larsen Company Real Estate and Auctions**

480.861.2530 | [slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com)



**Arizona  
Property  
& Auction**



**Suzy Lieber**

[suzy.lieber@unitedcountryaz.com](mailto:suzy.lieber@unitedcountryaz.com)

Office:(623) 587-5745

Cell:(602) 463-3725

2473 South Higley Road, Suite 104, Gilbert, Arizona 85295 | [www.unitedcountryaz.com](http://www.unitedcountryaz.com)