

FOR SALE
22413 N. BLACK CANYON HWY
PHOENIX, ARIZONA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

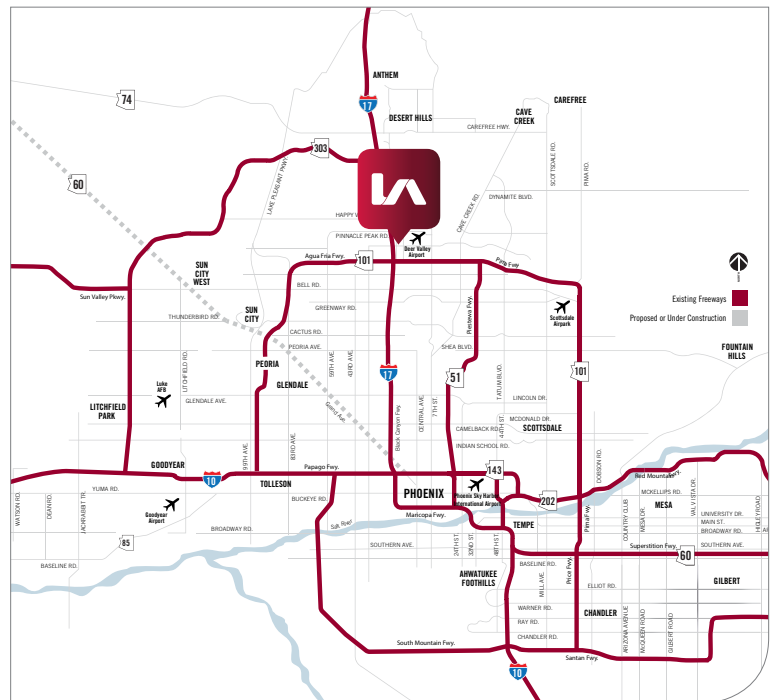
NEW PRICE REDUCTION!



FEATURES

- Freeway Frontage
- Lot Size: ±1.47 Gross Acres
- Zoning: A-1, Light Industrial
- Full Diamond Interchange at Deer Valley & Pinnacle Peak
- Dimensions: 167' x 420'
- Traffic Count: 140,000 VPD
- Growing Deer Valley Submarket
- Potential Assemblage
- **Sales Price: \$595,000 (\$9.29/SF)**

Pete Batschelet, SIOR
pbatschelet@learizona.com
D 602.912.3522



3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602-956-7777 | www.learizona.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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