

# OFFICE / RETAIL BUILDING FOR SALE

10845 NORTH 99TH AVENUE | PEORIA, AZ | 85345

## PROPERTY HIGHLIGHT

### OWNER / USER or VALUE ADD INVESTMENT

- ±10,000 SF Building, ±30,187 Lot Size
- 100% Vacant
- Separately Metered Suites
- Great Opportunity for an Owner to Occupy a Portion and Lease Out the Remaining Space
- Monument Signage and Frontage Along 99th Avenue
- Great Freeway Access to Loop 101 & US-60
- Parking Lot Resealed & Exterior Painted in 2017
- Taxes for 2017: 11,488.72
- C-2 Zoning—City of Peoria

**Sales Price: \$895,000 (±\$89.50/SF)**



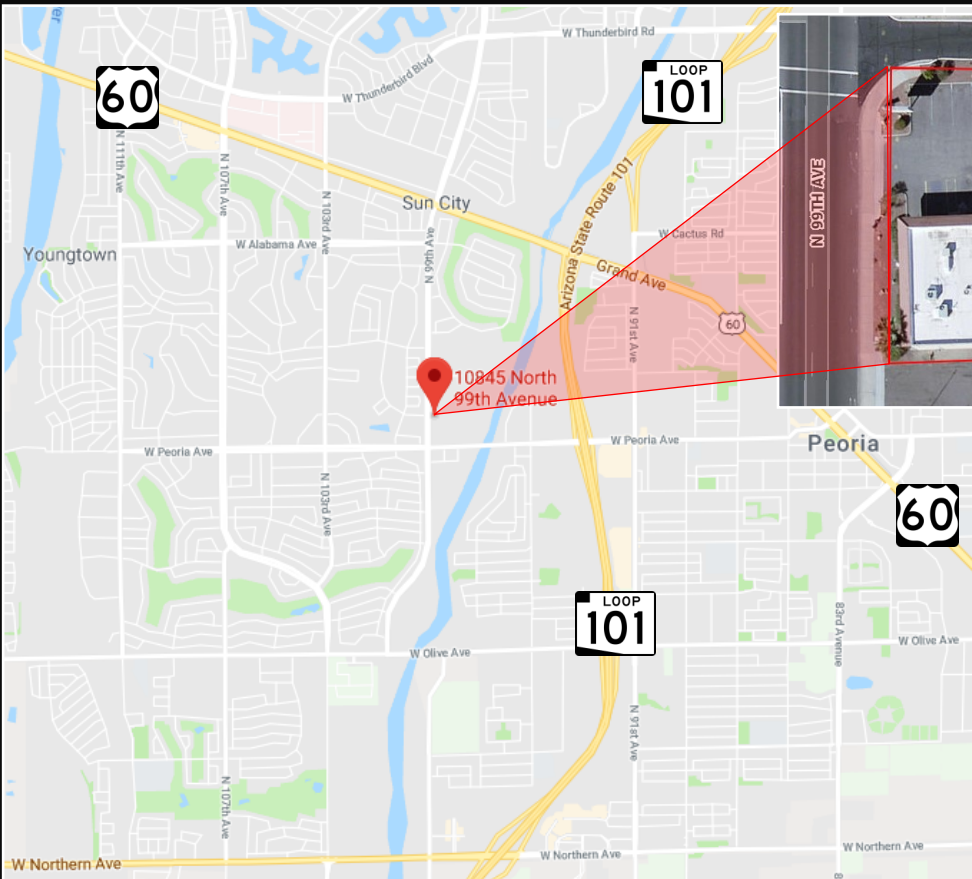
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## Aerial Map & Photographs



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