

For Sale: Two Retail Buildings

Owner User / Investment Opportunity



Sale Price: \$685,440 (\$102.00/SF)

3002 & 3010 N 24th St
Phoenix AZ, 85016

NAIHorizon

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Property & Location Highlights

- Owner User/ Investment Opportunity
- Buyer can:
 - 1) occupy both buildings or
 - 2) lease all 3 suites in the north building.
- Thomas Road frontage
- Ample Parking
- Monument Signage
- Central Phoenix Location
- Well-maintained food facility
- Hard Corner



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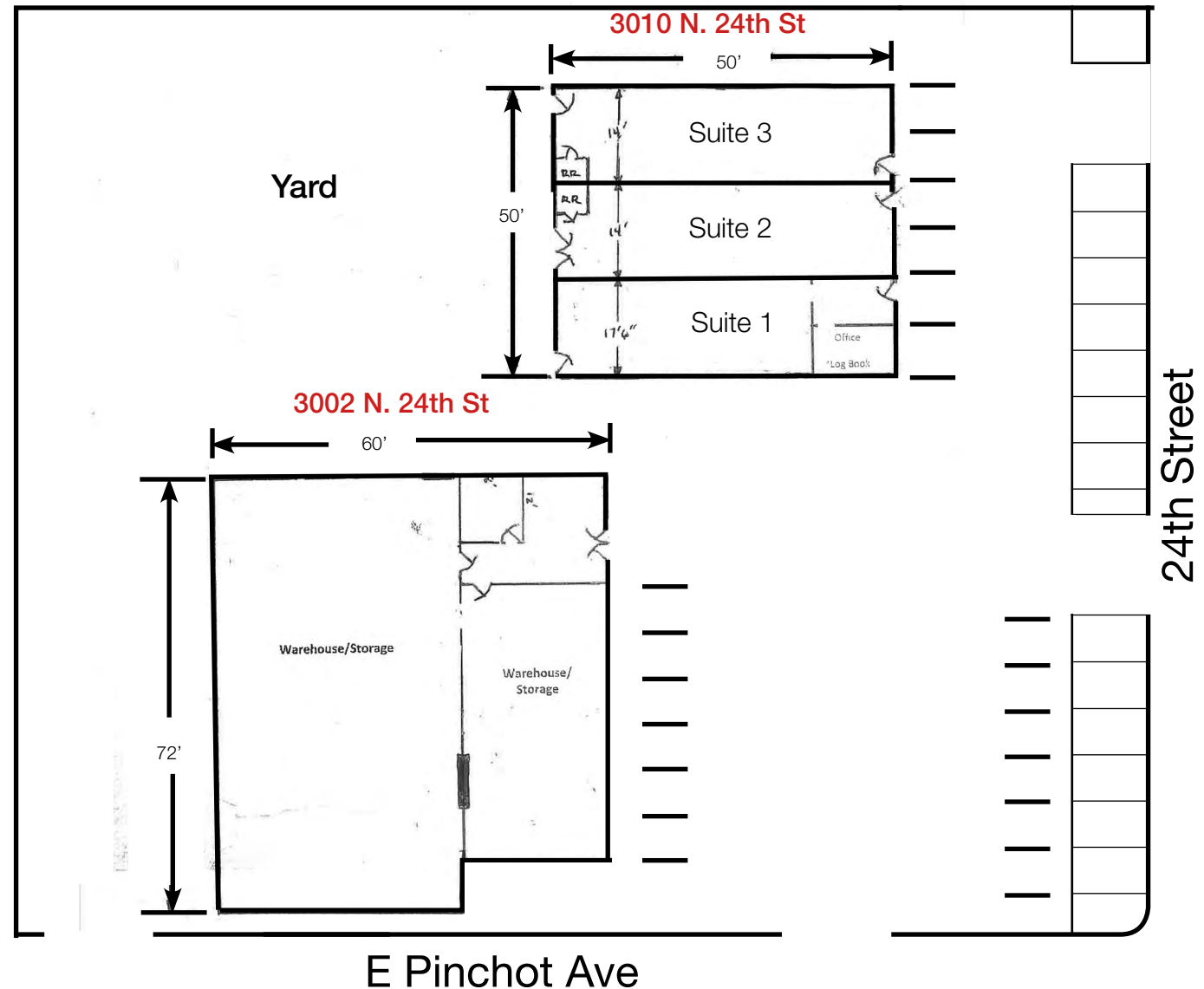
Floor Plan

3010 N 24th

Bldg size:	2,500 SF
Suites:	3 individual suites
Clear height:	10'
Power:	100 Amps per suite

3002 N 24th

Bldg size:	4,220 SF
Office:	396 SF
Warehouse:	3,824 SF
Clear height:	11'
Power:	200 Amps 120-208 V 3 Phase
	200 Amps 277-480 V 3 Phase



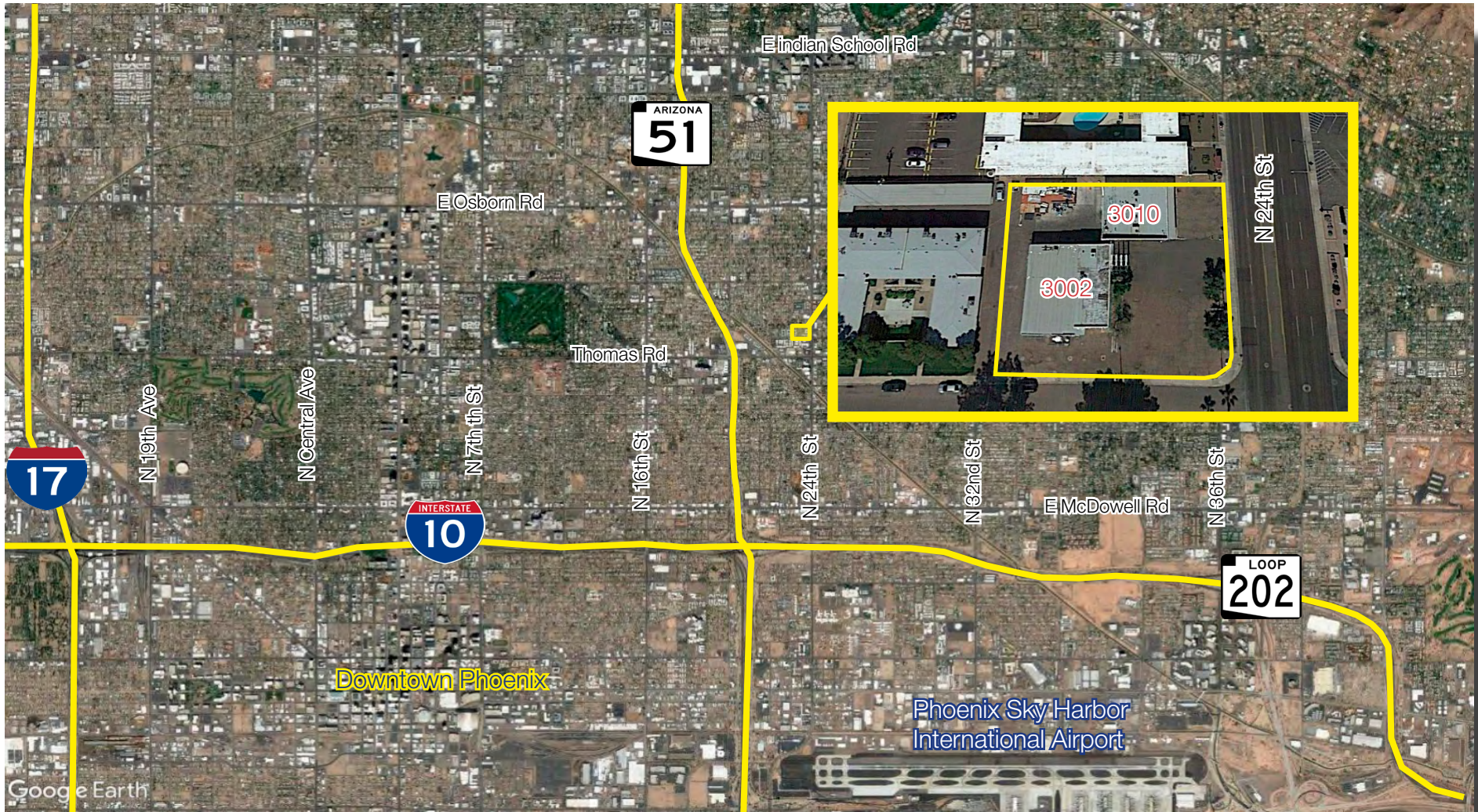
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Location Aerial



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