

# FOR SALE

## ±4,954 SF BUILDING ON ±22,773 SF

1102 SOUTH 17TH AVENUE

Phoenix, Arizona



### PROPERTY FEATURES

**BUILDING SIZE** ±4,954 SF

**OFFICE/  
SHOWROOM** ±1,000 SF

**WAREHOUSE** ±3,200 SF

**ZONING** C-3

**PARCEL** 112-13-041

**YARD** Fully Fenced and Secured

**PRICE** \$386,412 (\$78/SF)

**LOT** Paved

**WILL GROVES**

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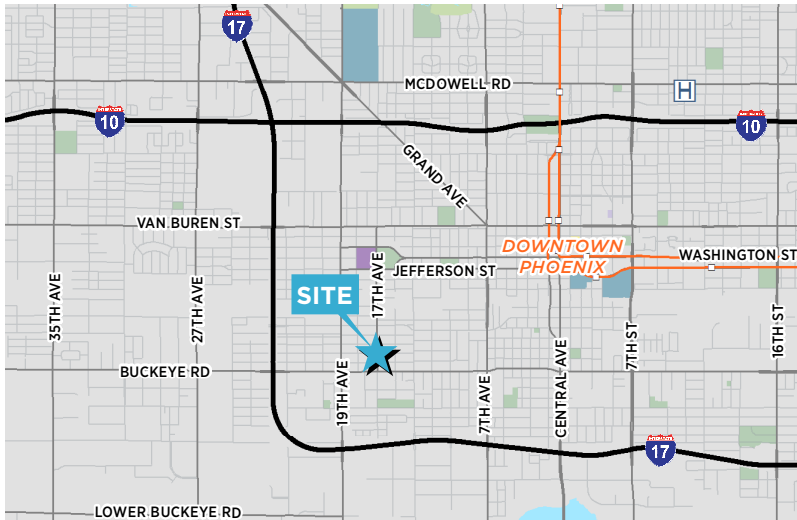
## ±4,954 SF BUILDING ON ±22,773 SF

### BUILDING FEATURES:

- ±4,954 SF Concrete Block Constructed Building
- Two (2) double wide drive in open service bays ±13' (wide) x ±30' (deep) each with ±14' clearance
- ±1,000 SF Office
- ±3,000 SF enclosed warehouse behind office and service bays with ±10' clearance and one (1) roll up door at each end allowing for drive through
- Secure tool room with 8'x8' roll up door
- 120/208V, 200 amp single phase, APS electrical service
- 7.5 hp air compressor
- Two (2) hydraulic lifts
- New roof installed 2010

### SITE FEATURES:

- ±22,773 SF
- C-3 Zoning
- ±2,000 SF canopy over concrete pad with ±14' clearance and separator
- Fully paved and fenced
- Close to Downtown Phoenix with convenient access to I-17 and I-10 Freeways
- Two (2) APS provided yard lights



For more information, please contact:

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