



**AVISON
YOUNG**

1.02 Acres

E VAN BUREN ST

RESTAURANT/BAR OR REDEVELOPMENT OPPORTUNITY

3613

E VAN BUREN ST
Phoenix, AZ 85008

Partnership. Performance.

C-3 Zoned

- Building sits on oversized 1.02 acres parcel
- Heavily parked with 80 paved surface spaces
- Sale is contingent on lease cancellation



Bret Isbell

Senior Vice President

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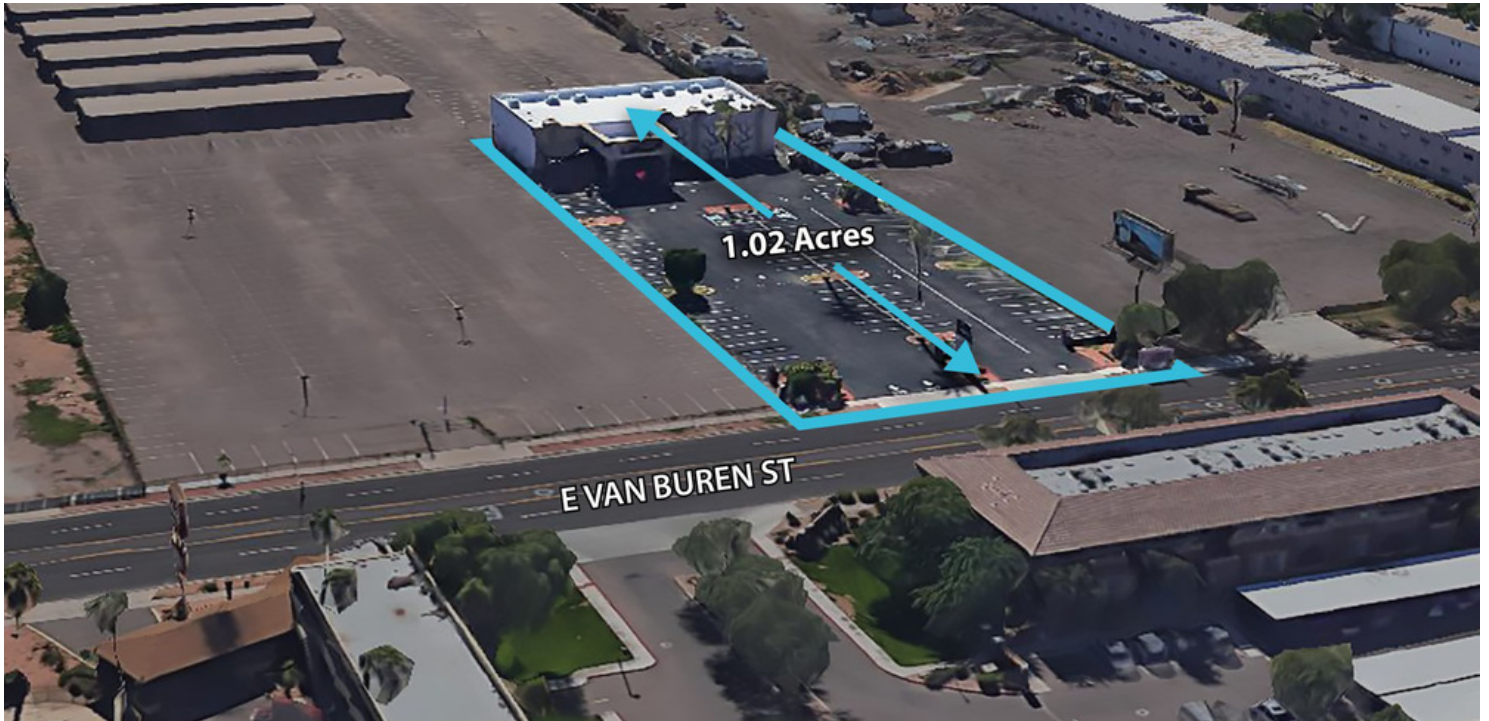
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For Sale

Restaurant/Bar or Redevelopment Opportunity



OFFERING SUMMARY

Building Size:	6,300 SF
Purchase Price:	\$998,000
Building Price/SF:	\$158
Land Price/SF	\$22.48
Contingency:	Lease Termination

PROPERTY HIGHLIGHTS

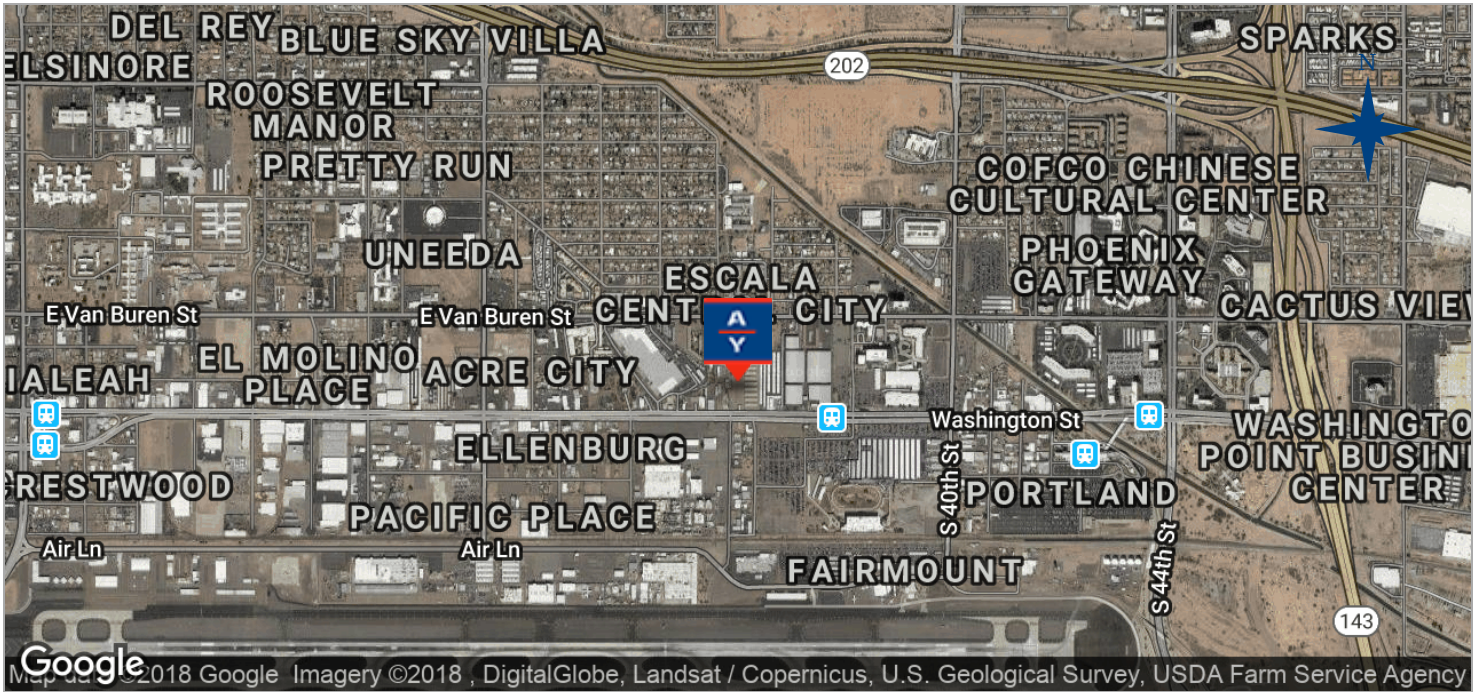
- 1.02 Acres
- Year Built: 1994
- Optimal C-3 zoning, City of Phoenix
- Tax Parcel: 121-24-018
- Prominent monument signage fronting E Van Buren Street
- Just north of Phoenix Sky Harbor Airport
- Immediate access to Loop 202 and the entire freeway system



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