

# 1546 E MCKINLEY PHOENIX, AZ 85006



Downtown Office  
Building Available  
For Sale or Lease

Sale Price: \$730,000  
Lease Rate: \$12 MG

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 01/15/19

Brandon Koplin  
480.214.1103 (D)  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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## PROPERTY FEATURES:

- ±6,438 SF Office with ±1,204 SF House
- Reception, 3 Offices, 2 Open Areas, 3 Restrooms
- 40 Parking Spaces
- Fenced Lot/ Gated Yard
- Located at 16th St & McKinley
- Direct Access to I-10 and Light Rail
- Close Proximity to I-10, SR-51, Loop 202 and SR143
- Parcels: 116-19-102, 103, 104A
- ±23,814 SF of Land
- Zoning: C-2
- On 16th St @ McKinley, Near Ranch Market, Edison Elementary, Garfield Elementary, I-10, SR-51 and Loop 202

### WAREHOUSE

- Size: ±6,438 SF
- Zoning: C-2, City of Phoenix
- Parcel: 116-19-104A

### HOUSE

- Size: ±1,204 SF
- Zoning: C-2, City of Phoenix
- Parcel: 116-19-103, 102



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