

WELL LOCATED CONVENIENCE STORE FOR SALE

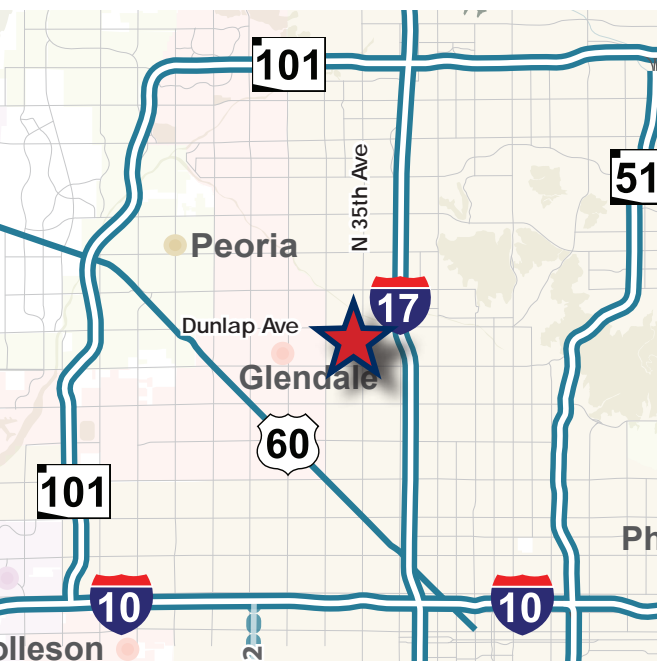
8929 N 35th Ave • Phoenix, AZ 85051

Price: \$475,000

– Great for Income or Operator –

Highlights

Building Size:	±2,400 SF
Parcel Size:	±8,233 SF
Date Of Construction:	~1966
Building Details:	Former Circle K
Type:	Block Construction
Current Occupancy:	Leased for approx. last 15 years (according to owner) to J.J.M Discount, a local discount store.
Current Rent:	Tenant pays base rent of \$3,150/mo (\$37,800/yr)
Zoning:	C2, City of Phoenix
Real Estate Taxes:	\$3,460 (2017)



Thomas Semancik, *Senior Vice President*

D: 480.966.0419

M: 602.989.3616

tsemancik@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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