

**AVISON
YOUNG**



8545

N. BLACK CANYON HIGHWAY
Phoenix, AZ 85021

Partnership. Performance.

Freestanding Office Building

Neighborhood office building with monument sign in front of building. 6 Parking spaces plus street parking. Located 0.59 miles from Northern Avenue, excellent access to I-17



Gail Brown, JD

Associate

480.423.7941

gail.brown@avisonyoung.com

Revised 12/4/17



For Sale or Lease

Freestanding Office Building



OFFERING SUMMARY

Building Size:	1,720 SF
Sale Price:	\$195,000 (\$113.37)
Lease Rate:	\$10.50/SF MG
Zoning:	C-1
Parking:	6 spots plus street parking

PROPERTY HIGHLIGHTS

- Neighborhood office building..
- Monument sign in front of building.
- 0.59 miles from Northern Avenue.
- Excellent access to I-17
- Seller willing to carry-back with 25% down



Gail Brown, JD

480.423.7941

gail.brown@avisonyoung.com

This message and any attachments are confidential. If the reader is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, arrive late or contain viruses. The sender result of Internet transmission.



For Sale or Lease

Freestanding Building



Gail Brown, JD

480.423.7941

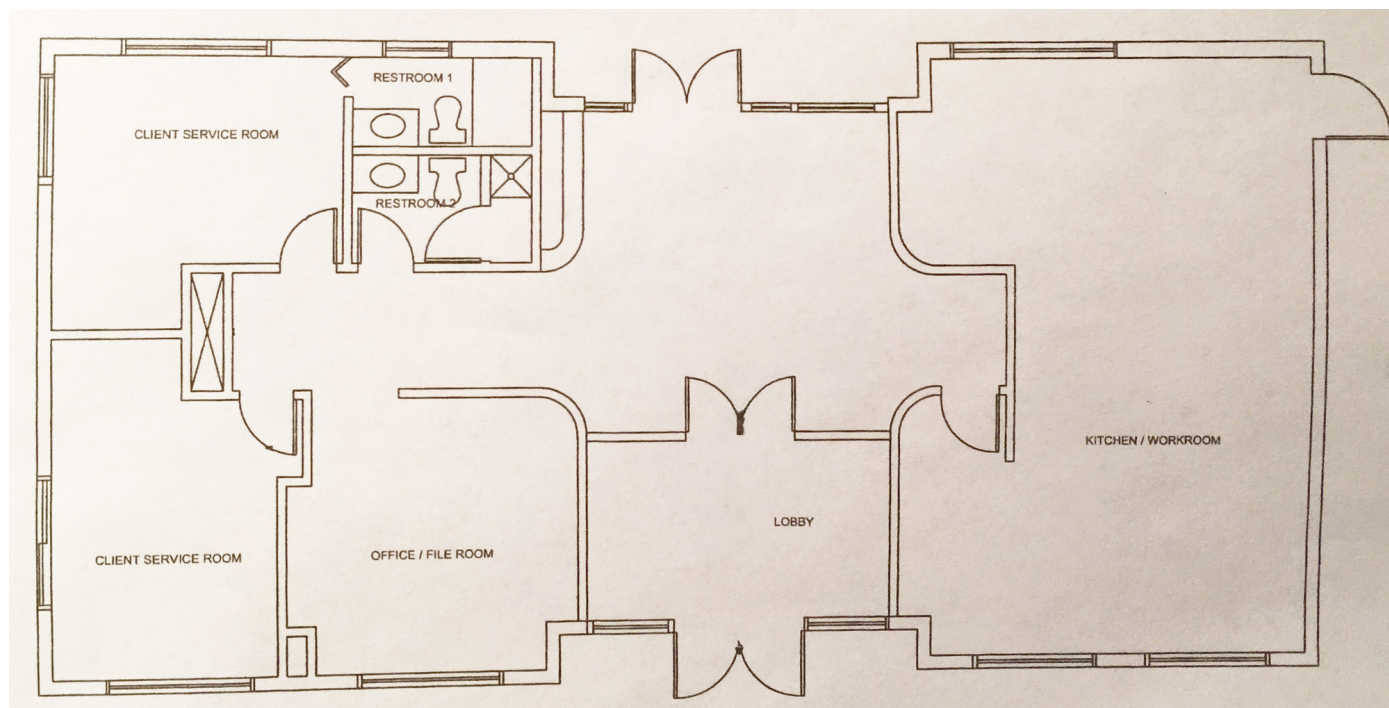
gail.brown@avisonyoung.com

This message and any attachments are confidential. If the reader is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, arrive late or contain viruses. The sender result of Internet transmission.



For Sale

Freestanding Building for Purchase or Lease



Gail Brown, JD

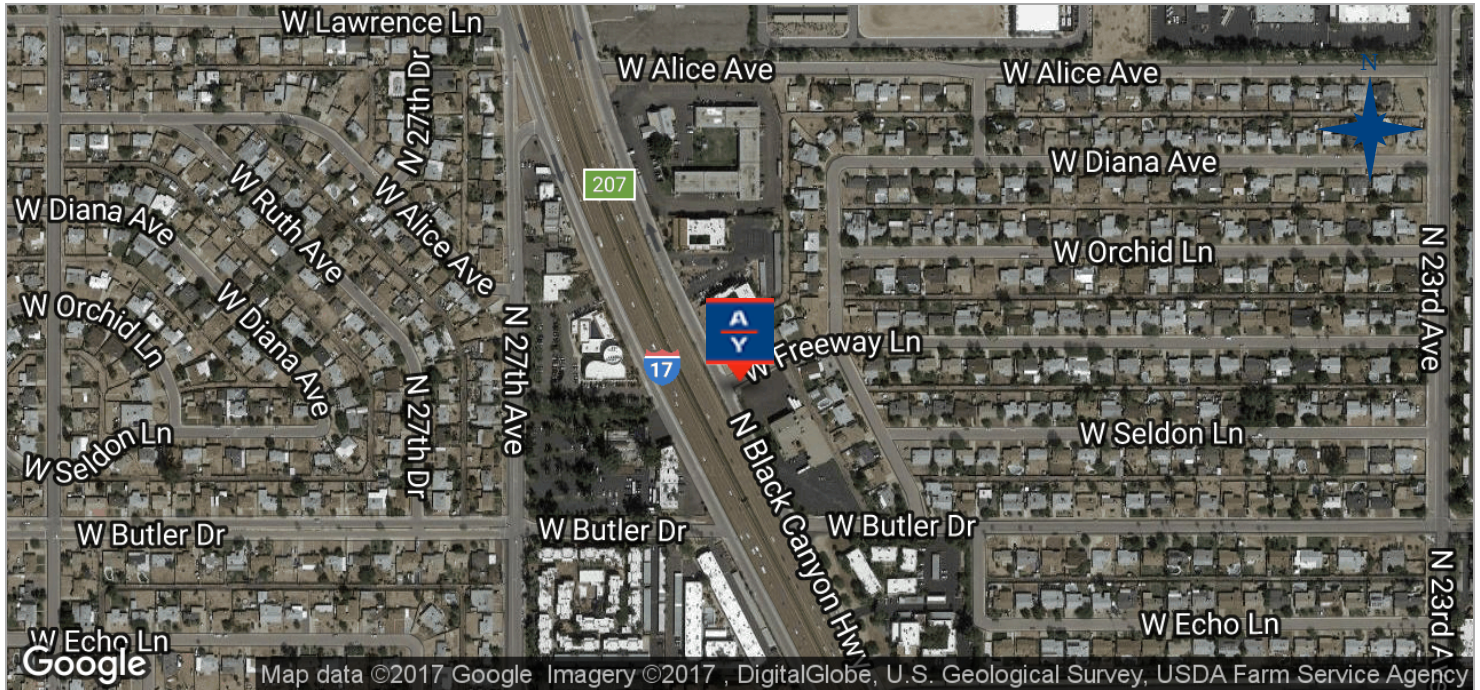
480.423.7941

gail.brown@avisonyoung.com

This message and any attachments are confidential. If the reader is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be secure or error free as information could be intercepted, corrupted, lost, arrive late or contain viruses. The sender result of Internet transmission.

For Sale or Lease

Freestanding Building



Gail Brown, JD

480.423.7941

gail.brown@avisonyoung.com