

# 2 BUILDINGS FOR SALE

105 N LITCHFIELD RD | GOODYEAR, AZ 85338  
**OWNER/USER WITH POTENTIAL INCOME**



## Property Description

±0.81 Acres  
Zoned R1-7  
Ample Parking (49 Spaces)  
Office/Medical Use  
Across from Goodyear City Hall

## Bldg A

APN: 500-08-001P

±2,303 SF Office  
100% AC'd  
±0.643 Acres  
Built in 1967  
Dental Build-out

## Bldg B

APN: 500-08-001Q

±2,303 SF Office  
100% AC'd  
±0.17 Acres  
Built in 1967  
Vanilla Shell  
±700 SF of Mezzanine Space

**Offered at**  
**\$599,000**  
**(\$130.05 PSF)**

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.  
02/06/20

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFPIAZ 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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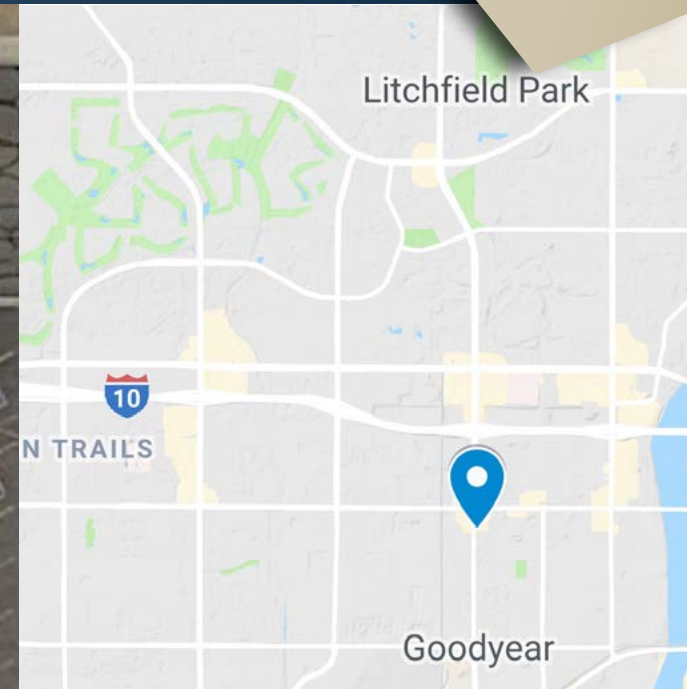
N Litchfield Rd



E La Mar Blvd

Bldg B  
50-008-001Q

Bldg A  
50-008-001P



## POPULATION

1 Mi: 8,407  
3 Mi: 80,052  
5 Mi: 176,802



## HOUSEHOLDS

1 Mi: 2,556  
3 Mi: 26,157  
5 Mi: 56,969



## HHI

1 Mi: \$39,717  
3 Mi: \$63,240  
5 Mi: \$69,562

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