

FOR SALE

±4,954 SF BUILDING ON ±22,773 SF

1102 SOUTH 17TH AVENUE

Phoenix, Arizona

Buckeye Road

17th Avenue

PROPERTY FEATURES

BUILDING SIZE ±4,954 SF

**OFFICE/
SHOWROOM** ±1,000 SF

WAREHOUSE ±3,200 SF

ZONING C-3

PARCEL 112-13-041

YARD Fully Fenced and Secured

PRICE \$386,412 (\$78/SF)

LOT Paved

WILL GROVES

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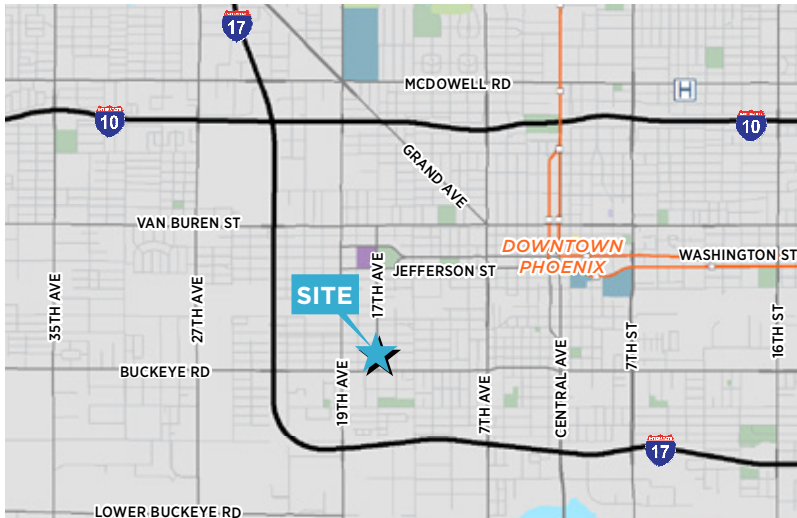
±4,954 SF BUILDING ON ±22,773 SF

BUILDING FEATURES:

- ±4,954 SF Concrete Block Constructed Building
- Two (2) double wide drive in open service bays ±13' (wide) x ±30' (deep) each with ±14' clearance
- ±1,000 SF Office
- ±3,000 SF enclosed warehouse behind office and service bays with ±10' clearance and one (1) roll up door at each end allowing for drive through
- Secure tool room with 8'x8' roll up door
- 120/208V, 200 amp single phase, APS electrical service
- 7.5 hp air compressor
- Two (2) hydraulic lifts
- New roof installed 2010

SITE FEATURES:

- ±22,773 SF
- C-3 Zoning
- ±2,000 SF canopy over concrete pad with ±14' clearance and separator
- Fully paved and fenced
- Close to Downtown Phoenix with convenient access to I-17 and I-10 Freeways
- Two (2) APS provided yard lights



For more information, please contact:

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