



HAUGEN
Commercial Real Estate, Inc.

FOR SALE

8174 West Market Street
Peoria, Arizona 85345

LIGHT INDUSTRIAL LAND & BUILDING

NORTH VIEW



PROPERTY HIGHLIGHTS

- Near Super Walmart!
- I-1 Zoning allows a variety of uses!
- Nearby tenants include Taco Bell/Long John Silvers/Wendys!
- Peoria High School approximately 1/2 mile away (1,495 Students enrolled in 2020)!
- Across the Street from BNSF Railway Spur!

George Haugen
Designated Broker

8765 E. Bell Road, Suite 207
Scottsdale, AZ 85260
(480) 455-1150 Office
(602) 499-6000 Mobile

www.HaugenCommercial.com
George@HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



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**8174 West Market Street
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LIGHT INDUSTRIAL LAND & BUILDING

WEST VIEW



PROPERTY DETAILS

- Building Size:** ± 3,200 sq. ft. (Building age approximate 84 years)
- Land Area:** ± .53 Acres (±23,244 sq. ft.)
- Zoning:** I-1 (Light Industrial)
- Utilities:** Please contact the City of Peoria for details.
- Parcel:** 142-14-016C
- RE Taxes:** \$1,524.10 (2021)
- Price:** \$300,000.00 (As Is)
- Disclosure:** Property is in flood zone AH, Flood insurance required.
Please contact the City of Peoria for details at (623) 773-7200

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LIGHT INDUSTRIAL LAND & BUILDING

SOUTHEAST VIEW



**CITY OF PEORIA PLANNING AND
ZONING DEPARTMENT**

Office Location:

9875 N. 85th Avenue Peoria, Arizona 85345

Hours of Operation: Monday – Thursday 7:00 am – 6:00 pm

Phone Number: 623-773-7200

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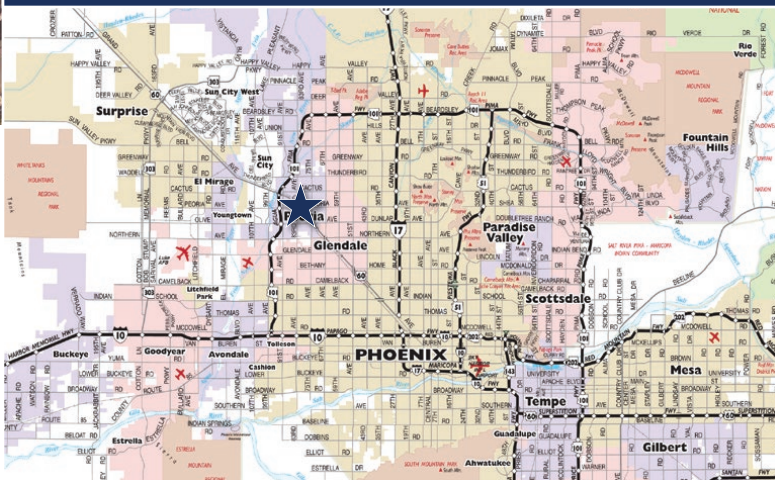
**8174 West Market Street
Peoria, Arizona 85345**

LIGHT INDUSTRIAL LAND & BUILDING

NORTHEAST VIEW



PROPERTY LOCATION



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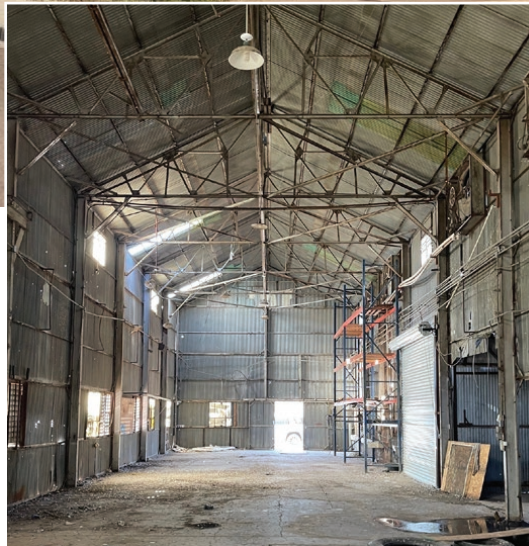


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