

LAND/FORMER RESTAURANT

AVAILABLE FOR SALE/LEASE

4220 E McDowell Road, Phoenix, AZ 85008

36,242 SF COMMERCIAL LOT WITH 2,797 SF BUILDING

PROPERTY HIGHLIGHTS

TOTAL EXISTING SF: 2,797 SF BUILDING

LOT/LAND SIZE: .84 ACRES (36,242 SF)

RENTAL RATE: NEGOTIABLE

SALE PRICE: \$1,495,000

ZONING: C-2

ADDITIONAL COMMENTS

RECENTLY SECURED IN FRONT W/ FENCE AND 2 ROLLING GATES

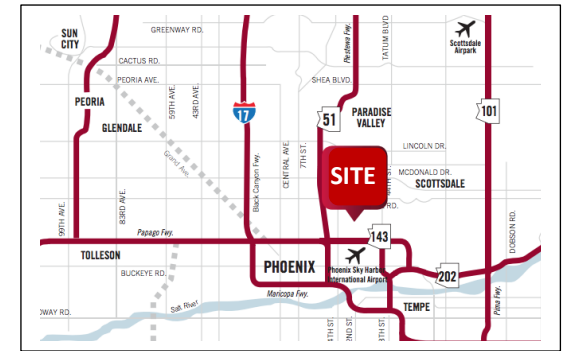
SITE WOULD BE AN EXCELLENT LOCATION FOR FAST FOOD, DRIVE-THRU, AUTOMOTIVE AND STORAGE USES

1/4 MILE FROM LOOP 202 & 3 MILES FROM PHX INTL AIRPORT

INTERIOR HAS BE TAKEN BACK TO A SHELL CONDITION

NEW AC UNITS INSTALLED AND ROOF REPLACED IN JULY 2023

LL WILL CONSIDER A LONG-TERM LAND LEASE AND BUILD-TO-SUIT



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