

FOR SALE OR LEASE



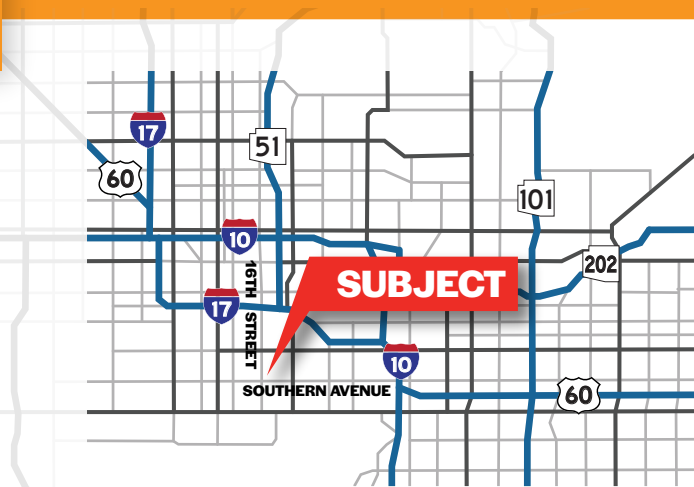
1612 EAST SOUTHERN AVENUE
PHOENIX, ARIZONA 85040

PROPERTY OVERVIEW

- \$800,000 Sales Price (\$166/Square Foot)
- \$13 per Square Foot Lease Rate, NNN
- +/- 4,814 Square Feet
- Built in 1955
- C-2 Zoning
- 2 New HVAC Units
- 14 Parking Spaces, Additional Parking in Secured Rear Yard
- Owner/User, Potential Seller Carryback

This freestanding building is a great owner user opportunity. The space is currently divided into two suites, although devising wall can be removed back to the original floorplan. The building includes two restrooms, a shower, storage room, back office, rear large metal double security doors, front glass double doors, additonal single door at front entrance. Great street visibility, busy intersection with high foot traffic and major anchors in the same intersection.

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FOR MORE INFORMATION

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