

PRICE REDUCTION

\$3,550,000 - \$169 PSF

1941-1945 **EAST WATKINS STREET**
PHOENIX, ARIZONA 85034

finn retail

FOR SALE

21,008 SQUARE FOOT BUILDING

1.41 ACRE LOT

~~\$3,700,000 / \$179 PSF~~

OWNER/USER

\$3,550,000

\$169 PSF

Todd Hamilton, SIOR, CCIM

Managing Partner/Designated Broker

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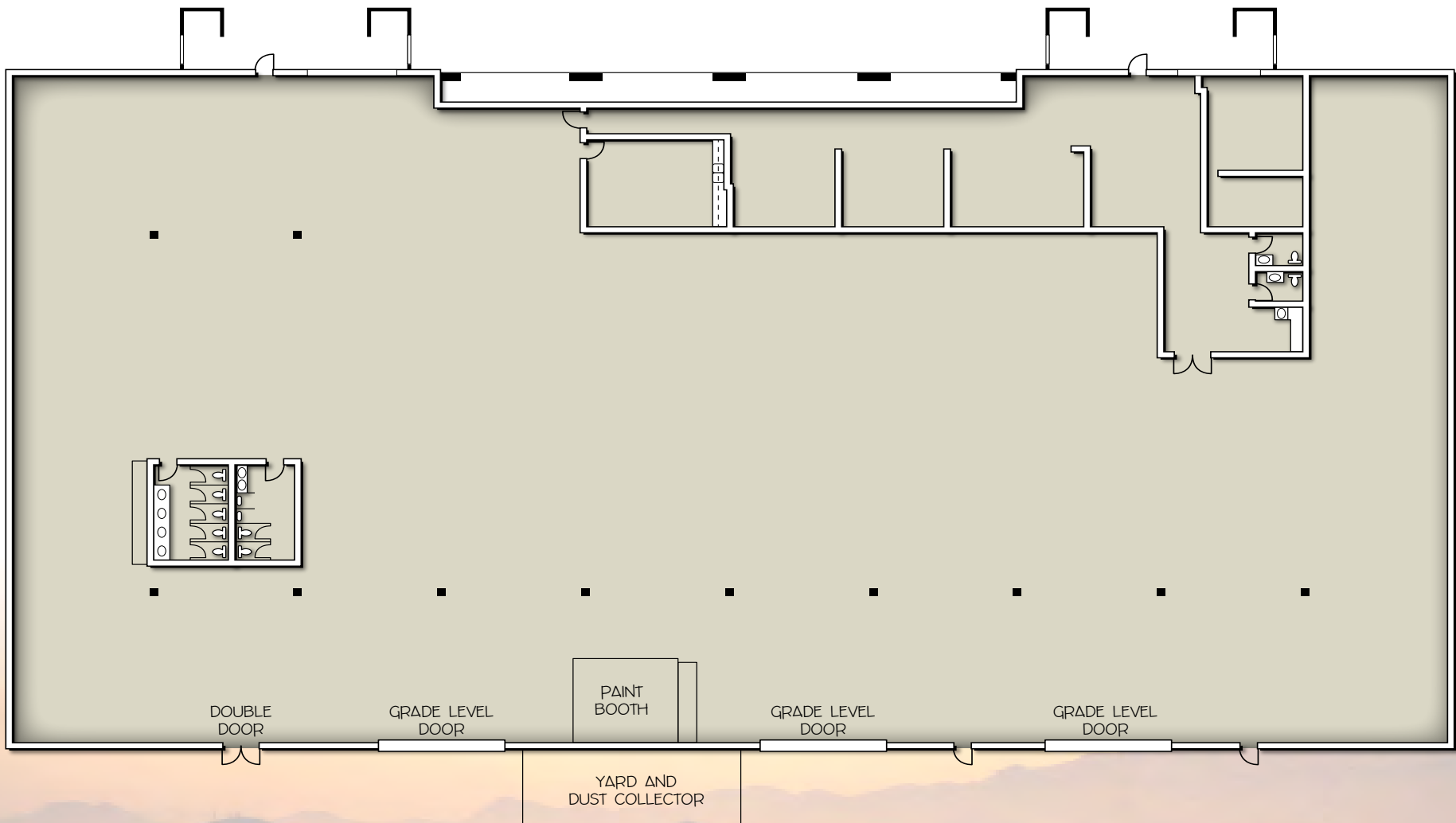
citywide
COMMERCIAL REAL ESTATE

**PRICE
REDUCTION**

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

BUILDING OVERVIEW

- 21,008 Square Foot Building
- ±1,500 Square Feet Office
- Three 10' x 10' Roll-Up Doors & Double Door Loading Door
- A-2 Zoning
- ±12' - 14' Clear Height
- 1600 Amps, 120/208 Volt, 3 Phase Power
- Fire Sprinklers
- R-11 Insulated
- T-8 Lighting Throughout
- Approximately 55 Parking Spaces
- Built 1974
- 2023 Real Estate Taxes \$23,879.56

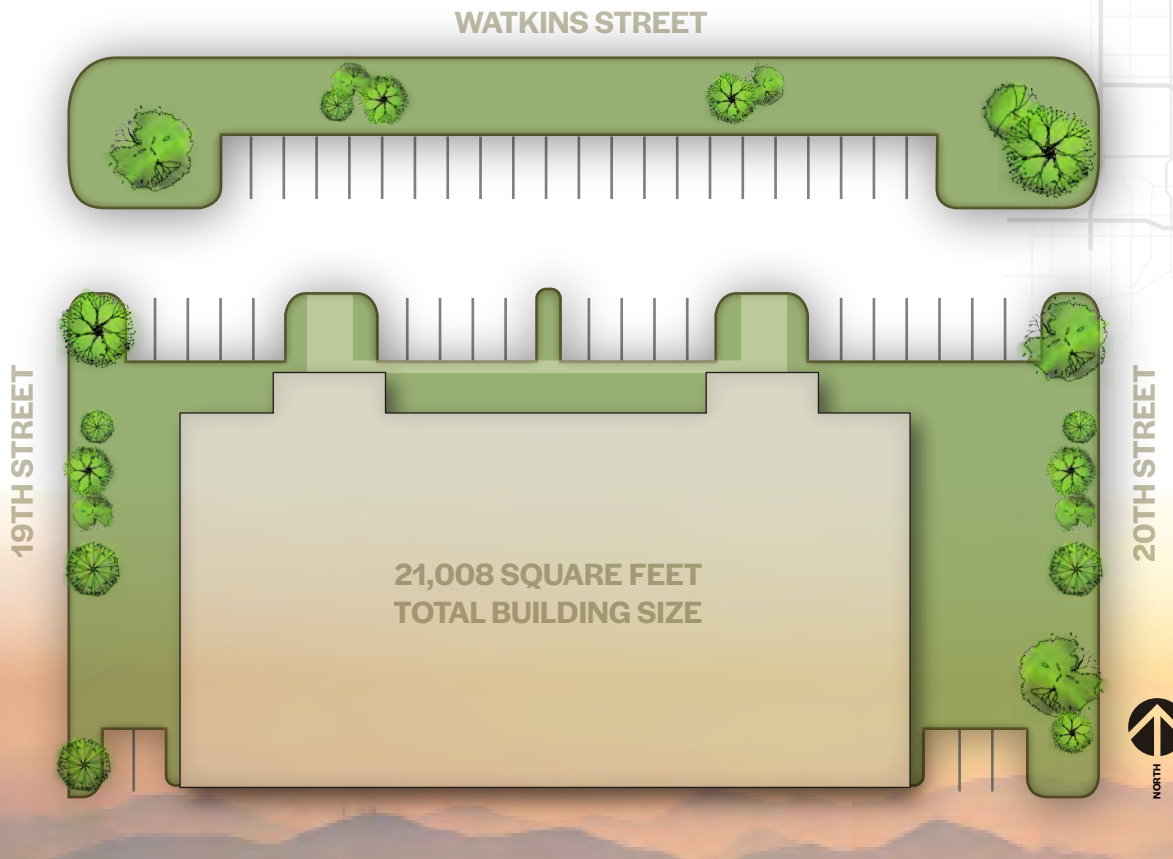




PROPERTY SUMMARY

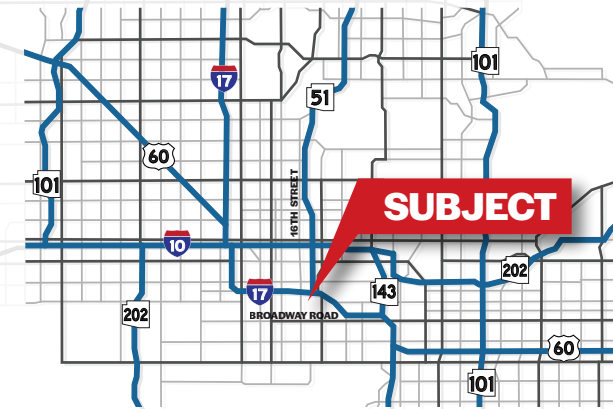
SITE FEATURES

- Existing Woodworking Operation
- Dust Collector System
- Paint Booth
- 2 Entrances, 19th Street & 20th Street
- ±850 Square Foot Yard Area



AREA AMENITIES

- Immediately South of I-17 & I-10 Freeways
- Only Minutes from Sky Harbor Airport
- Proximity to Downtown Phoenix



FOR MORE INFORMATION

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