

# FOR SALE OR LEASE

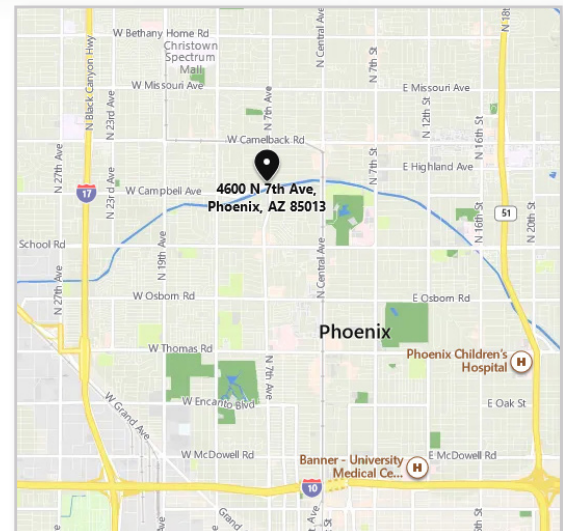


## 4600 NORTH 7TH AVENUE

PHOENIX, ARIZONA 85013

### PROPERTY OVERVIEW:

SALES PRICE:	\$1,495,000
LEASE RATE:	\$25/SF/YR NNN
BUILDING SIZE:	+/- 4,188 SF
LOT SIZE:	+/- 19,385 SF
ZONING:	C-3
POWER:	200 AMP, SINGLE PHASE



### PROPERTY OVERVIEW:

- FREE-STANDING RETAIL BUILDING WITH WAREHOUSE, 2 OFFICES, 2 RESTROOMS, FENCED PATIO, & REAR YARD
- 7TH AVENUE FRONTAGE, CORNER LOT WITH EASY INGRESS & EGRESS, AMPLE PARKING
- INCLUDES BILLBOARD REVENUE

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