

## 4-ACRE INDUSTRIAL YARD ZONED A-2

±3,000 SF of Buildings  
2104 W. Broadway Rd., Phoenix, AZ 85041

### FOR SALE

\$1,150,000

±4.00 Acres

±1,344 SF Office Building

±1,644 SF Covered  
Work Area

Zoned A-2 Heavy Industrial

Fully Fenced and Secured

±100' Frontage Along  
Broadway Road

Seller Financing Available

Signage Along Broadway

### TRAFFIC COUNT (2017)

W. Broadway Rd. 16,865

S. 19th Ave. 30,583





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±3,000 SF of Buildings  
2104 W. Broadway Rd., Phoenix, AZ 85041

## FOR SALE

\$1,150,000

2017 Property Taxes:  
\$9,477.46

Broadway Road Recently  
Expanded to 3 Lanes in Each  
Direction

Within 2 Miles to I-17  
Freeway (Full Diamond  
Interchange)

Seller Financing Available

TPN 105-52-013G

## TRAFFIC COUNT (2017)

W. Broadway Rd. 16,865  
S. 19th Ave. 30,583

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

# PATRICK SHEEHAN

480.214.9405  
Patrick@RGcre.com