



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

SMALL CONTRACTOR'S YARD AVAILABLE FOR SALE AND FOR LEASE

1401 S. 22nd Ave.
Phoenix, AZ 85009

FOR SALE/LEASE

Sale: \$495,000

Lease: \$3,500/Month, Gross

1,700 SF Shop/Office Building

4,000 SF of Additional Canopy Structures

18,946 SF Lot

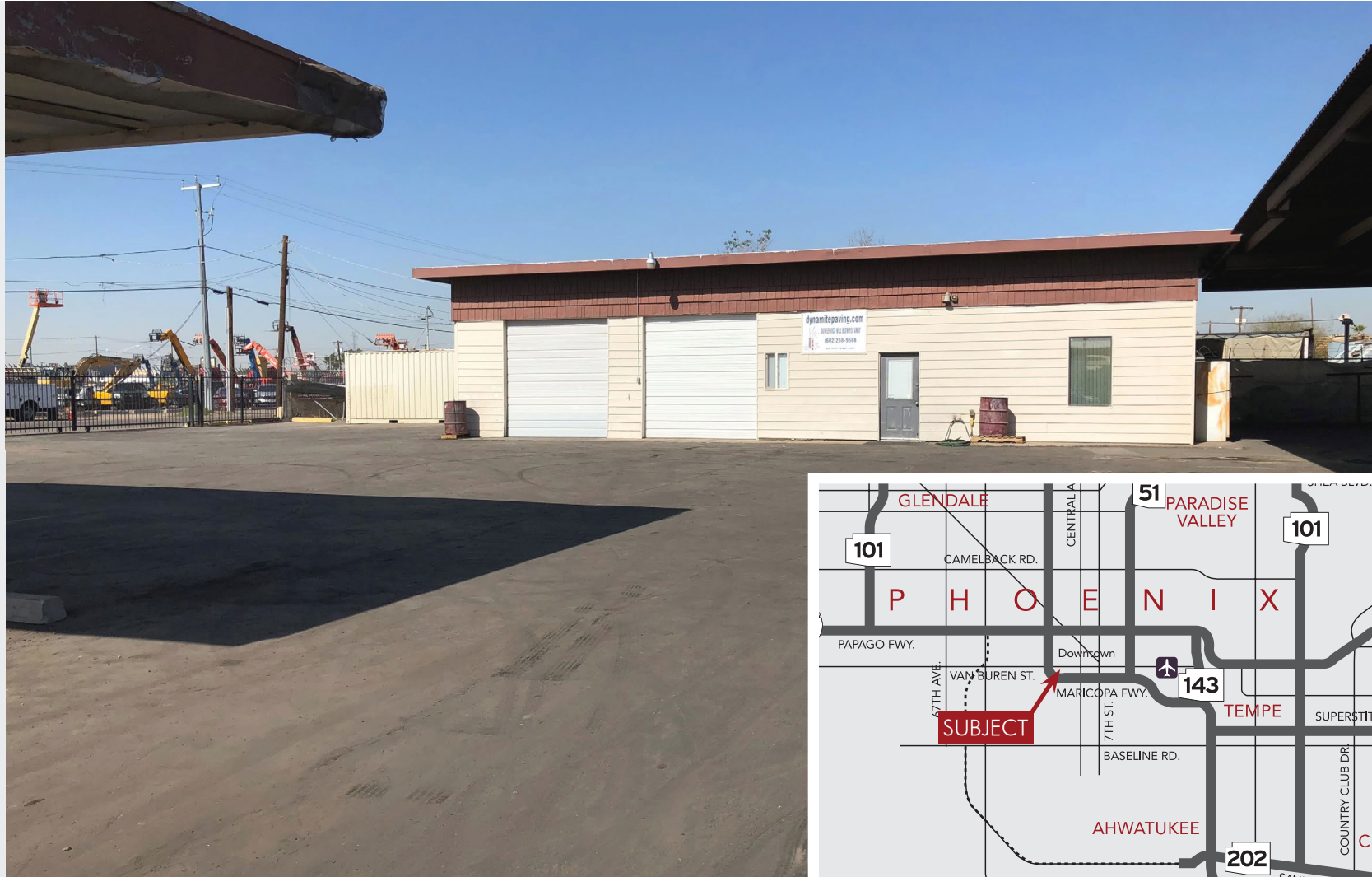
City Water and Sewer

A-1 Zoning

Property Fully Fenced and Paved

Centrally Located within 1/2 mile of Full Diamond Interchange at I-17 Freeway

20' Storage Container Also Included



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

PATRICK SHEEHAN

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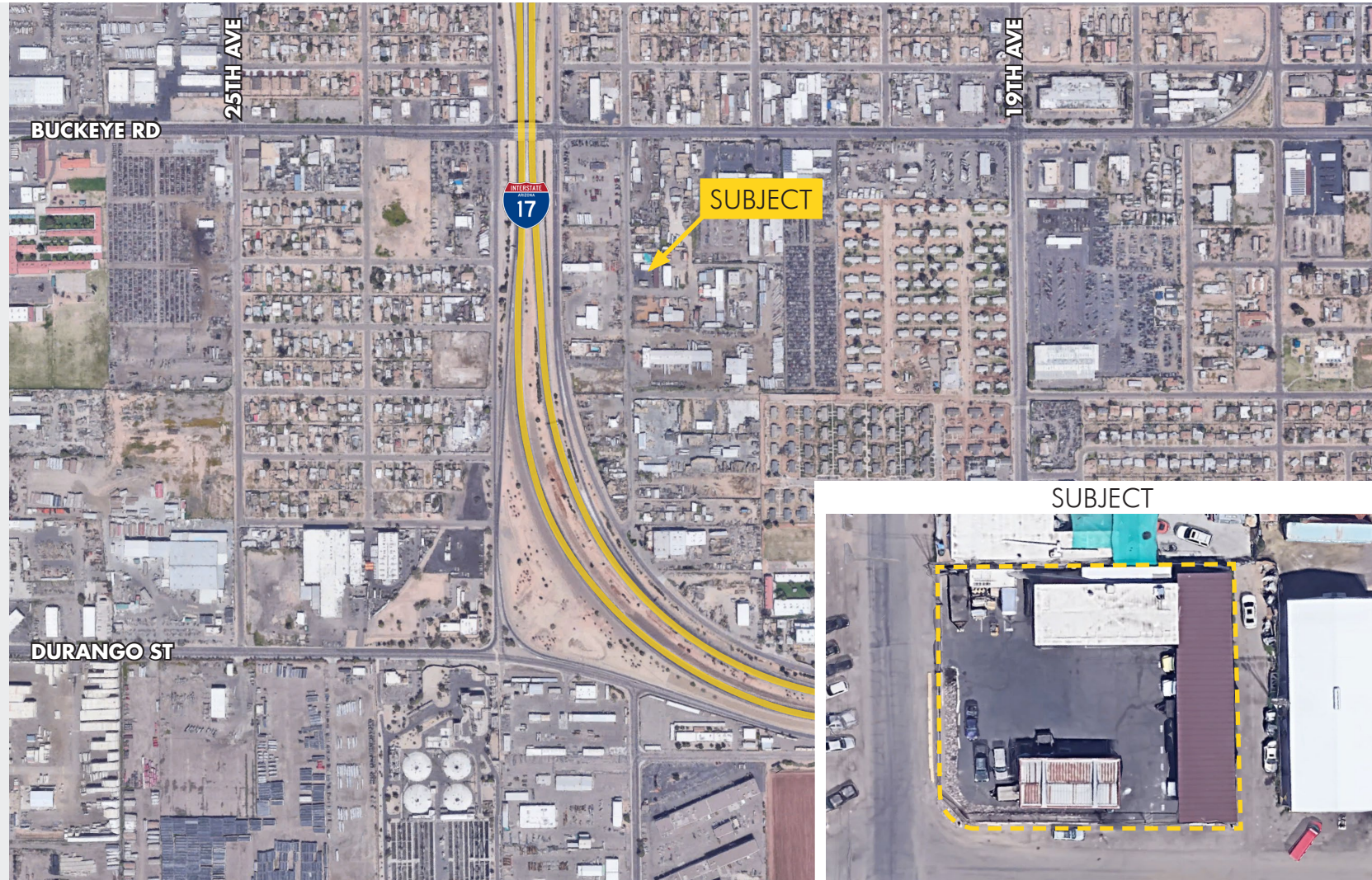
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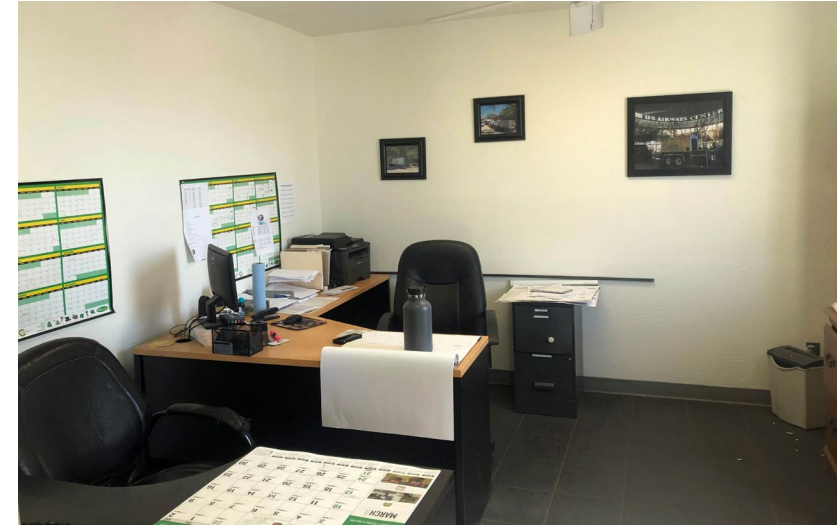
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