

± 1.43 ACRE CONTRACTOR'S YARD WITH SHOP AND OFFICE FOR SALE
3640 N 39th Ave
Phoenix, AZ



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

MAX SCHUMACHER **PATRICK SHEEHAN**
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FOR SALE

±1.43 ACRE CONTRACTOR'S YARD WITH SHOP AND OFFICE

Site Information

3640 N 39th Ave

Phoenix, AZ

FEATURES

- **\$1,300,000**
- ±1.43 Acre Site With Crushed Asphalt and Gravel Ground Covering
- Four (4) Office Buildings Totaling ±6,200 SF and One (1) Shop Totaling ±4,800 SF
- Zoned A-1 (Light Industrial), City of Phoenix
- Three (3) Grade Level Doors in Shop with 14' Doors
- Airlines in Shop
- Oil Separator
- Proximity to US-60, I-17, and Indian School Rd
- Currently Leased Through May 31, 2022. Tenant Pays \$9,600/Month Gross
- APN# 107-21-020B, 107-21-015C, 107-21-122B
- 2020 Property Taxes: \$12,329.30

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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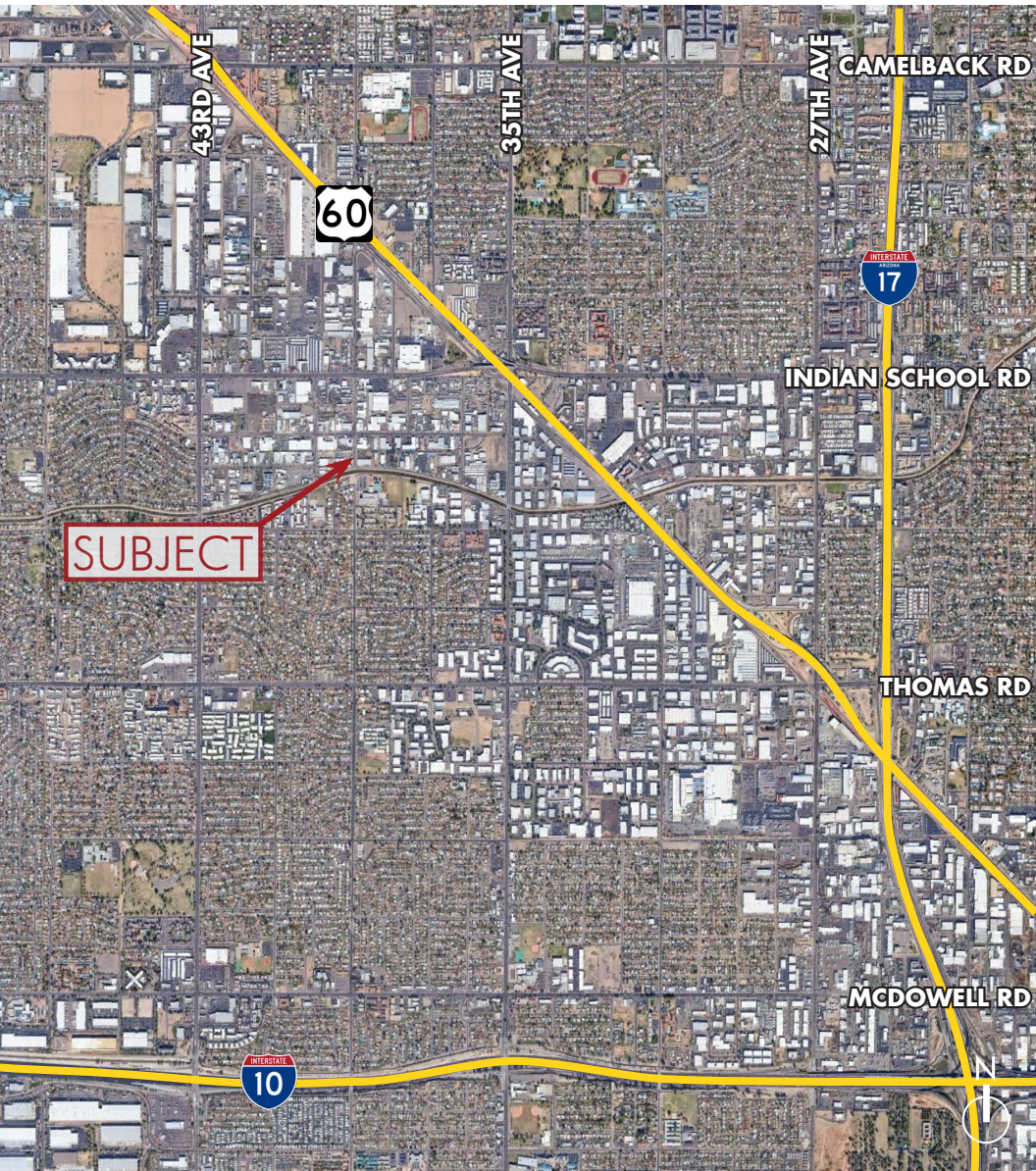
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Location Maps

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



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