



**±3,850 SF SHOP BUILDING WITH ±1,500 SF CANOPY ON ±0.71 AC  
FOR SALE**

2945 W MCDOWELL RD. PHOENIX, AZ 85009



**MCDOWELL RD - ±25,000 VPD**

8767 E. Via de Ventura #290  
Scottsdale, AZ 85258

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### PROPERTY OVERVIEW

**±5,350 SF**

Total Square Footage

**±0.71 AC**

Site Size

**\$1,585,000**

Sale Price

### PROPERTY HIGHLIGHTS

- ±3,850 SF Shop Building
- ±1,500 SF Canopy Structure
- 14' Clear Height
- One (1) 10' x 10' Grade Level Door
- C-3 Zoning
- Frontage on McDowell Rd (±25,000 VPD)
- Fully Fenced and Secured
- 0.5 Miles to I-10 and I-17















## **DISCLAIMER:**

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