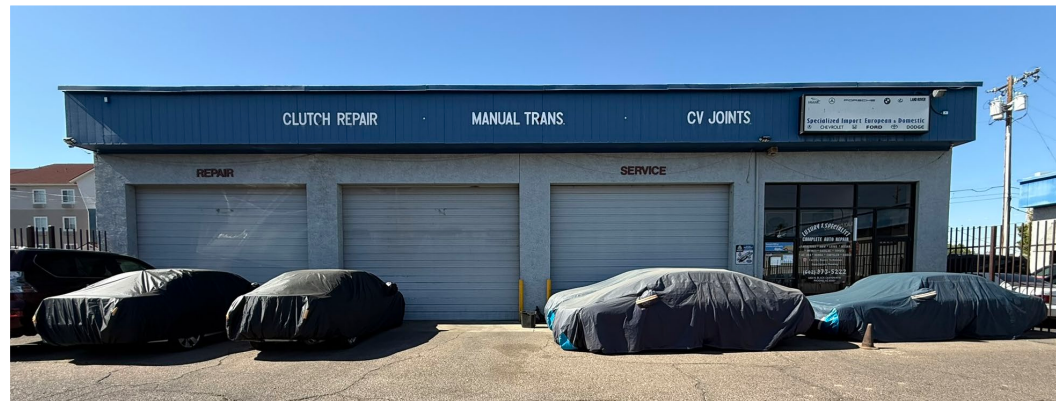
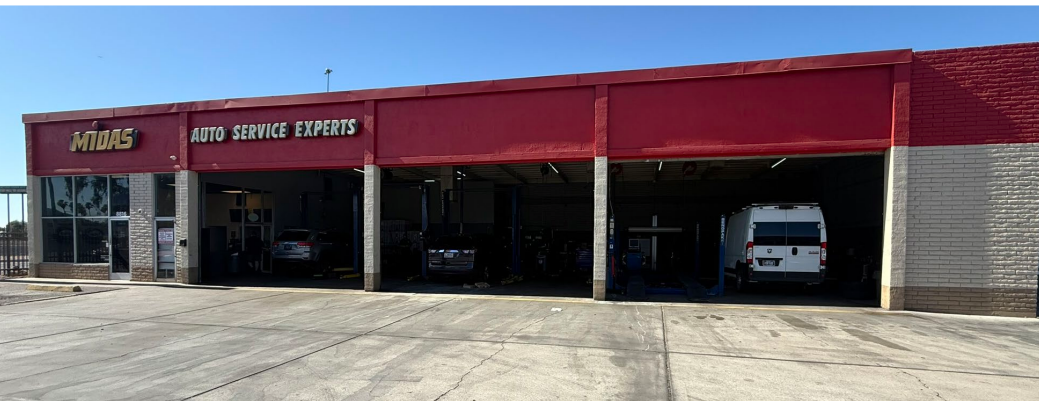


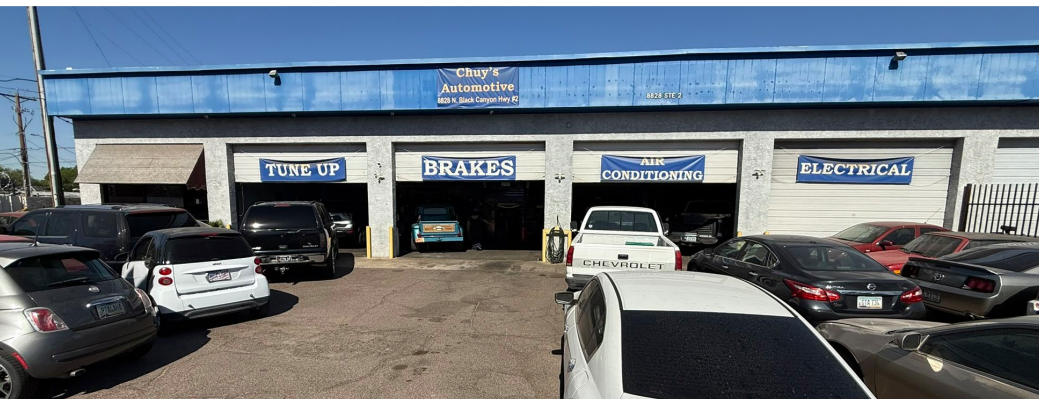
FOR SALE

INDUSTRIAL AUTO SERVICE

8812-8828 N. Black Canyon Hwy | Phoenix, AZ



19,500 SF (4 BUILDINGS) ON 1.64 ACRES (4 PARCELS)
OWNER USER WITH INCOME IN PLACE / INVESTMENT PURCHASE OPPORTUNITY



STEPHEN FIFE
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2555 E. Camelback Road
Suite 400
Phoenix, AZ
cushmanwakefield.com

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Building #	Parcel (AC) Building (SF)	Clear Height	Loading Doors	Occupancy Status
BUILDING 8816	0.48 AC 4,508 SF	16'	3 GL (21' x 12')	Fully occupied by Midas.
BUILDING 8820	0.52 AC 2,475 SF	15'	3 DH <i>overhead</i> (16' x 12')	Fully occupied by Luxury Specialists Complete Auto Repair.
BUILDING 8824	0.23 AC 7,072 SF	15'	8 DH <i>overhead</i> (16' x 12')	East half is vacant. West half is occupied by Duff Brown Complete Auto Repair and Towing.
BUILDING 8826	0.41 AC 5,445 SF	16'	7 DH <i>overhead</i> (16' x 12')	4 southern bays and office is occupied by Chuy's Automotive. 3 northern bays is occupied by Black Canyon Auto, but not currently being used.



TOTAL LAND
AREA (AC)
1.64 ACRES

TOTAL RENTABLE
AREA (SF)
19,500 SF

TOTAL LOADING
DOORS
3 GL | 18 DH

CONTACT BROKERS FOR PRICING:

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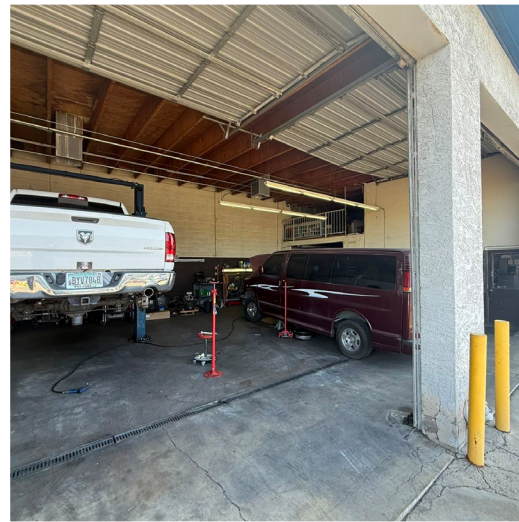
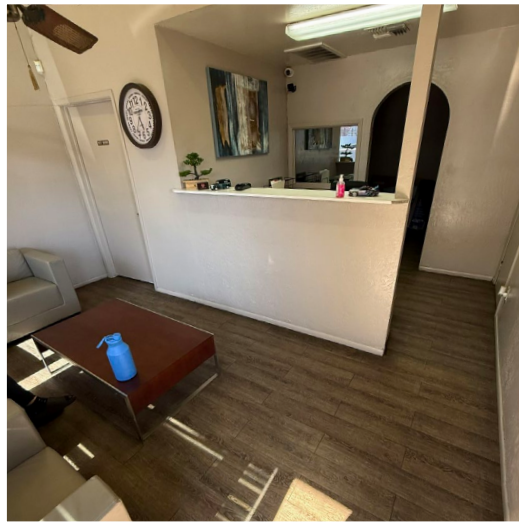
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- C-2 Intermediate Commercial Zoning ([click for details](#))
- I-17 freeway frontage
- Billboard sign on property generating \$2,300/month
- Access via N. Black Canyon Hwy and W Dunlap Ave
- Current tenants (*Midas, Duff Brown Complete Auto Repair and Towing, Chuy's Automotive, Black Canyon Auto and Luxury Specialists Complete Auto Repair*)



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