



\$1,100,000 SALES PRICE

**4244 NORTH 43RD AVENUE
PHOENIX, ARIZONA 85031**

NICK DEPAUL +

PRESTON BRIMHALL

Partner/Designated Broker

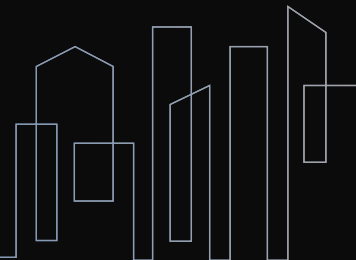
(480)-414-3818

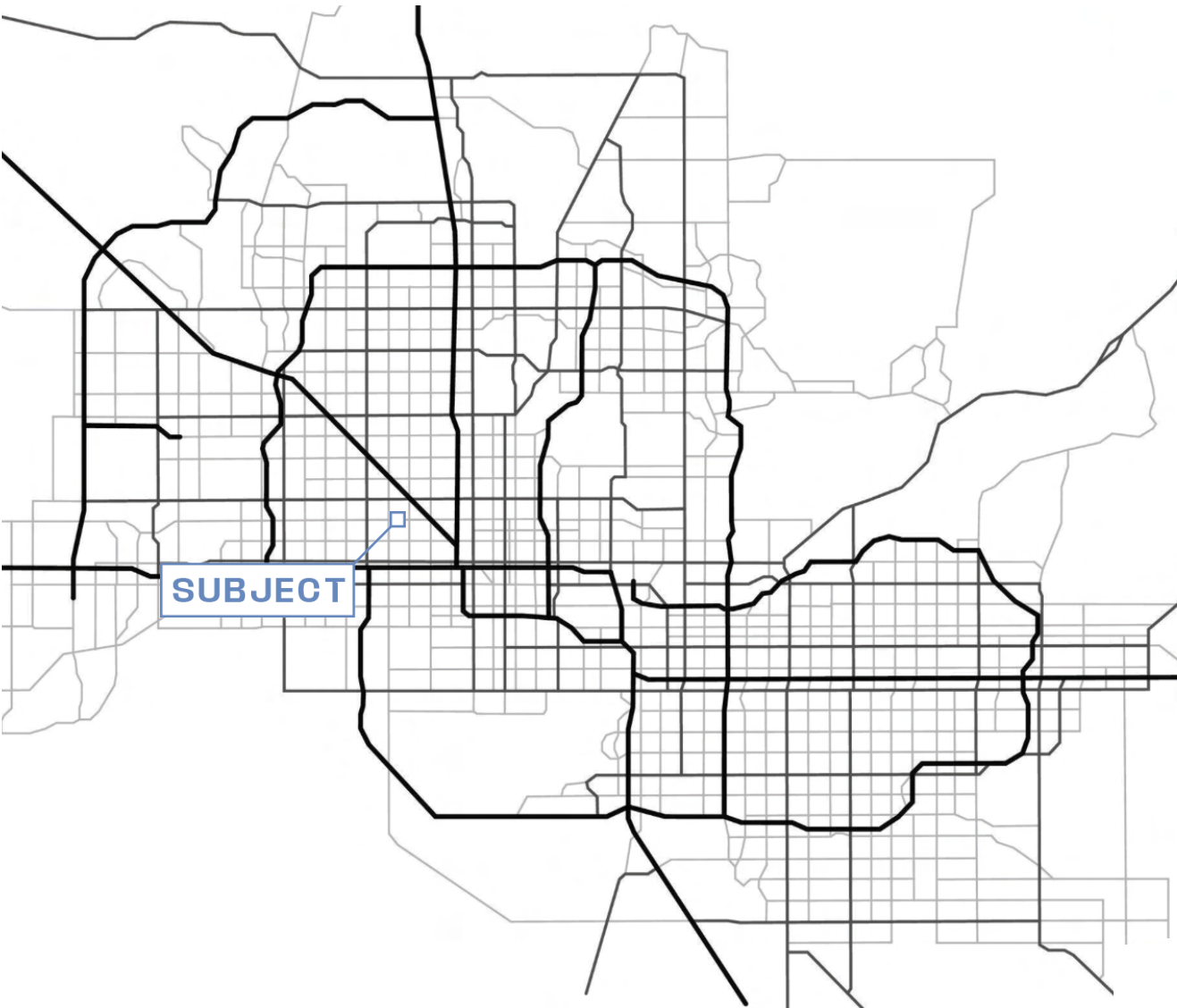
Nick@basiscommercial.com

Partner

(602) 619-9350

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PROPERTY DETAILS

- Hard Corner of 43rd Ave and Glenrosa
- Two points of ingress/egress
- Over 34k vehicles per day along 43rd Ave
- +/- 47 Parking Spaces (+ 2 Accessible Parking Spaces)
- Utilities to site

PROPERTY OVERVIEW

±68,161
Total Site SF

±1.56 Acres
Site Size

A-1
City of Phoenix Zoning

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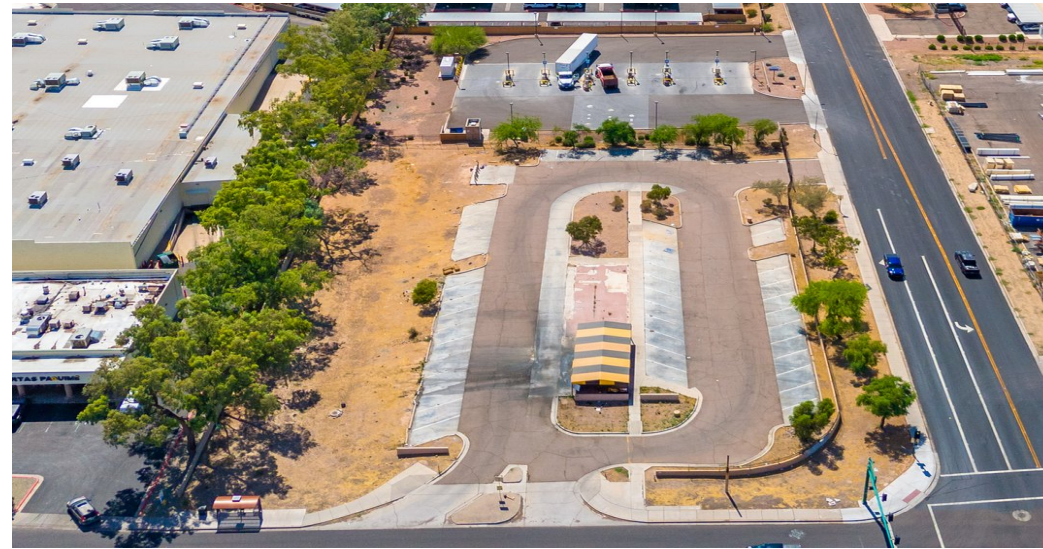
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