



±11,200 SF INDUSTRIAL OFFICE + SHOP BAYS ON ±0.61 AC FOR SALE
1605 W BROADWAY RD. PHOENIX, AZ 85041



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PROPERTY OVERVIEW

±11,200 SF

Total Square Footage

±0.61 AC

Site Size

C-3, City of Phoenix

Zoning

\$2,500,000

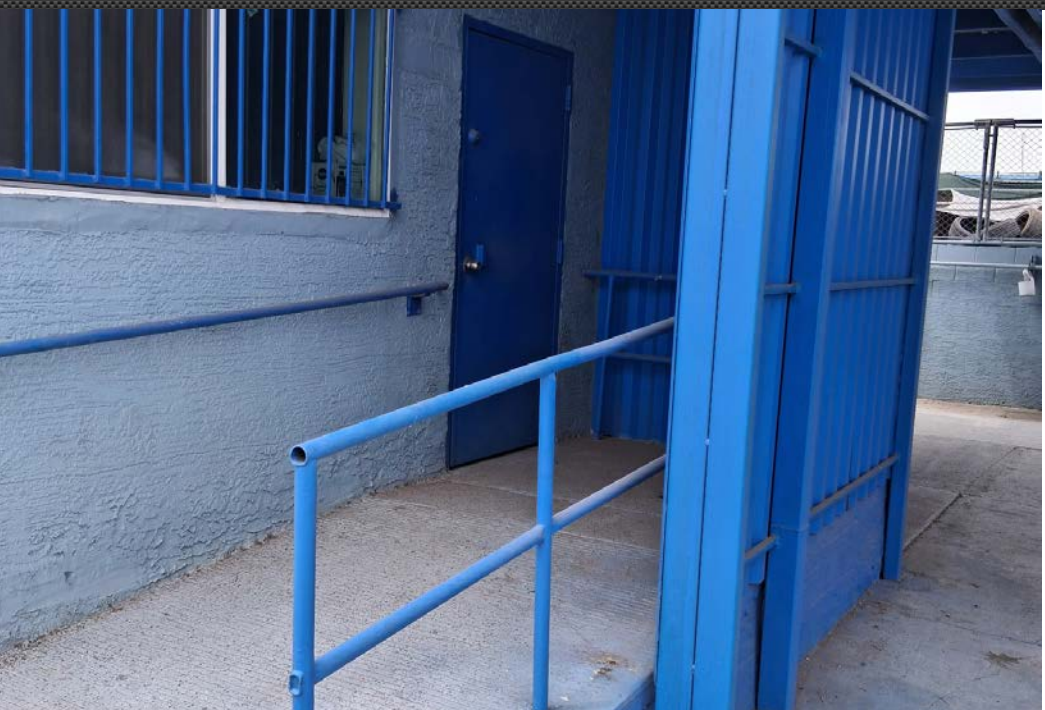
Sales Price

PROPERTY HIGHLIGHTS

- ±3,200 SF Office
 - » Nine (9) Private Offices
 - » Two (2) AC Units
- ±8,000 SF Shop Bays
 - » Nine (9) Bays & Water in Each Bay
- Fully Fenced and Secured
- 100% Concrete Paved
- Frontage on Broadway Rd (17,000+ VPD)
- Zoned C-3, City of Phoenix
- 2024 Property Tax: \$9,146.12









35TH AVE



19TH AVE

7TH AVE



7TH ST

16TH ST

24TH ST

32ND ST

40TH ST



VAN BUREN ST

BUCKEYE RD

LOWER BUCKEYE RD

BROADWAY RD

SOUTHERN AVE

PHOENIX



SUBJECT



DISCLAIMER:

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PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

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All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grosseohme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grosseohme.