



6900438	Comm/Industry Sale	Active
Ttl Apx SqFt Bldg: 4,500 Ttl Apx SqFt Land: 90,387 # of Buildings: 3 Total Parking Spcs: 0 Covered Parking Spcs: 0 Uncvr'd Parking Spcs: 0 Year Built: 1960 Zoning: C3		Subdivision: Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Volts/Amps: Type of Property: Hun Block: Map Code/Grid:

Cross Streets: 27th Avenue and Van Buren Street **Directions:** SW Corner of 27th Ave and Van Buren

Public Remarks: INCOME-PRODUCING COMMERCIAL PROPERTY Near I-10 & I-17 Freeways. Prime investment with immediate cash flow! This property features: A Mechanic Shop & Tire Shop - Established and fully operational with stable tenants. Taco Shop (At Night) That is Popular with a strong following and a Trailer Park with Stable tenants for steady income. Highlights: High-traffic location near major freeways and Multiple income streams!

Features	Financial Info	Construction & Utilities	County, Tax and Financing
Building Type: Commercial Interior Features: Finished Exterior: Corner Lot; Dual Street Ftg Building Features: Security Gate Parking Features: Fenced; Free Loading Facilities: None Ceiling Height: 10.1 Feet to 12 Feet Traffic Count: Unknown Business Type: Automobile Use Restrictions: Currently Leased	Gross Annual Sch Inc: \$0 Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$6,095.08 Net Operating Income: \$16,733 Annual Ownr Asoc Fee: \$0 % Vacancy Allowance: 0 Owner Association: No Source of Fincl Data: Owner	Construction: Block Roofing: Composition Floors: Concrete Fencing: Block Heating: Electric Cooling: Central Air Gas: SW Gas Electric: APS Water Source: Individual Meter Sewer: Sewer - Public Road Surface Type: Dirt; Gravel Environmental: None	County Code: Maricopa Legal Description (Abbrev): AN: 109-35-041-A Lot Number: 20 Town-Range-Section: -- Cty Bk&Pg: Taxes/Yr: \$6,095.08/2024 Ownership: Fee Simple Total Owed: 0 Equity: \$3,989,000 New Financing: Cash to Loan; 1031 Exchange; Other (See Remarks) Reports/Disclosures: None Special: Owner/Agent

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 308 / 308 Status Change Date: 08/01/2025	List Price: \$3,915,000	

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: None

Listed by: Weichert Realtors - Upraise (ratt01)

Prepared by Bianca Wimberly

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o n o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

06/05/2026 11:44 AM © 2026 ARMLS and FBS. DMCA