

# FOR SALE

STNL  
COMMUNITY CHURCH

## 4496 N BLACK CYN HWY PHOENIX AZ, 85017



**3,810SQFT**

**\$600,000**

**CAP RATE 7.21%. NOI \$43,260**

### PROPERTY OVERVIEW

- ZONING TYPE: OFFICE - USED AS CHURCH
- BUILDING SF: 3,810
- CURRENTLY USED BY ACTIVE COMMUNITY CHURCH
- 22 DEDICATED ON-SITE PARKING SPACES
- TRAFFIC COUNT OF APPROXIMATELY 40,000 VPD
- EXCEPTIONAL VISIBILITY WITH DIRECT SIGNAGE EXPOSURE TO INTERSTATE 17
- SECURELY FENCED PROPERTY WITH A GATED LOT
- IDEAL FOR A WIDE RANGE OF USES SUCH AS BARBER/BEAUTY, DENTAL, MEDICAL, SERVICE BUSINESSES, AND PROFESSIONAL OFFICE USERS.

### SINGLE TENANT

- 3,810SQFT (\$11.05+NNN)
- FULLY LEASED



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