



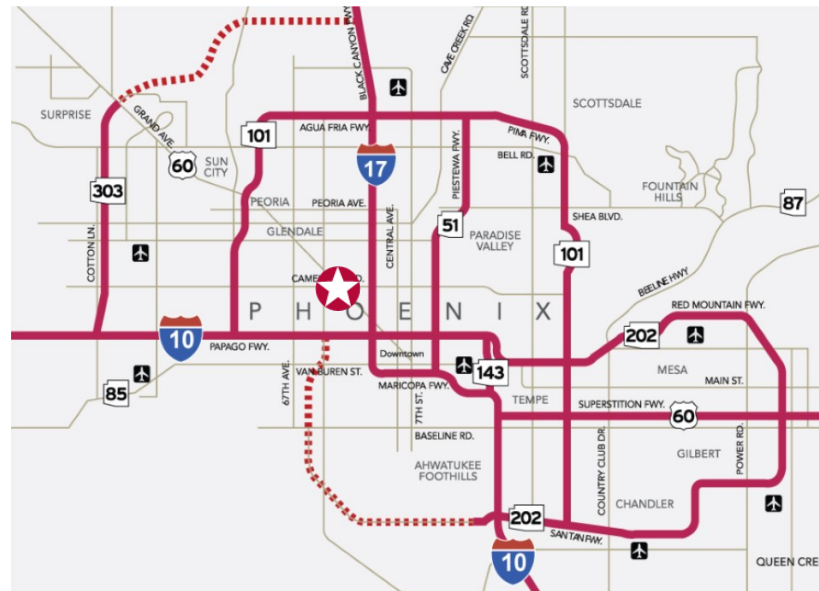
FOR SALE

3161 NORTH 35TH AVENUE
PHOENIX, AZ 85017

INVESTMENT OR USER DEAL

PROPERTY HIGHLIGHTS:

- **Sale Price: \$1,800,000 (\$92.94/sf)**
- Available Space: 9,684 - 19,368/SF
- Building Size: 19,368/SF
- Lot Size: 1.10 Acres
- Zoned: IND. PK.
- 21' Ceiling Clearance
- 13 parking spaces
- 6 ground level doors (14' x 14')
- 50 % Leased (1 Tenant)
- Rental Income: \$66,000/yr/gross
- Expenses: \$22,000 (approximate)
- Located in Opportunity Zone



FOR MORE INFORMATION, CONTACT:

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