

4.98 Acre - Industrial Lot - SALE/LEASE

SEC - W Van Buren St & N 37th Ave - Phoenix, AZ

**** Seller Financing Available ****



- ◆ 4.98 Acre Lot (216,929 SF)
- ◆ Zoned A-2 (City of Phoenix)
- ◆ 424' Frontage - Van Buren St
- ◆ Traffic Count - +/-26,000 VPD

SALE PRICE: \$4.95 /SF

LEASE RATE: \$5,000 /Mo./IG

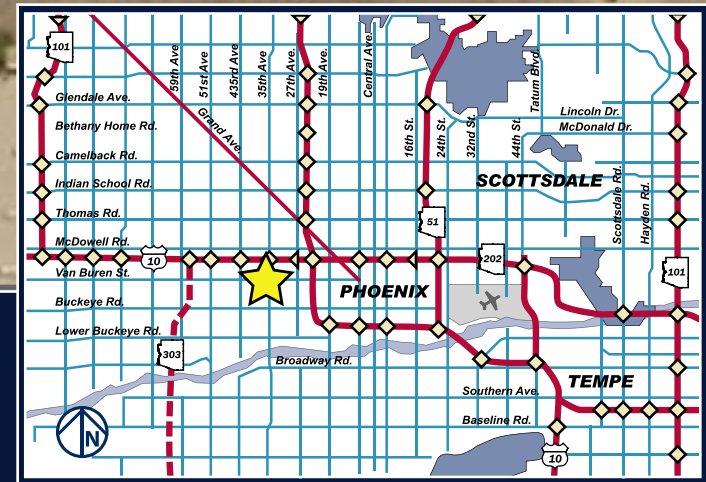
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DAUM

COMMERCIAL REAL ESTATE SERVICES

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SEC - W Van Buren St & N 37th Ave - Phoenix

CITY/STATE/ZIP	Phoenix, AZ 85009	LAND SIZE	4.98 Acres
MAJOR X-ROADS	37th Ave & Van Buren	ZONING	A-2 (City of Phoenix)

FEATURES	424' Frontage on Van Buren St
	195' Frontage on 37 th Ave

POSSIBLE USAGE	Retail or Industrial

LAND DIMENSIONS	UTILITIES
424' x 451' x 569" x 195' x 135' x 250'	POWER CO
	GAS CO
	WATER CO
	SEWER CO
	Phoenix
	Phoenix

SALE INFO	LEASE INFO	TAXES
PRICE	RATE	AMOUNT
\$1,073,797.50	\$5,000 / Mo.	\$12,679.16
PRICE/SF	TYPE	YEAR
\$4.95	IG	2010

PARCEL NUMBER 106-22-972-D

EXCLUSIVE AGENT

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