

**FREESTANDING COMMERCIAL BUILDING
FOR SALE**

PROPERTY:

4040 N. 75th Avenue
Phoenix, Arizona
S/SWC 75th Avenue and Indian School Road
Maricopa County Assessor Parcel: 102-62-145P

PROPERTY SIZE:

Improvements Approximately 3000 sq. ft., includes
Three (3) double bay service areas, plus customer office

Lot size Approximately 13,741 sq. ft.

SALES PRICE:

\$1,250,000 CASH

ZONING:

C-2, City of Phoenix

AREA:

Great exposure on 75th Avenue at **busy intersection** of
75th Avenue and Indian School. Other tenants nearby
include: Auto Zone, Taco Bell, Burger King, Church's,
etc. Site is surrounded by strong mix of retail and
residential in immediate area.

TENANT:

West Coast Tires and Auto has been at this location since
2016. Current term expires 10/31/2026, with one (1)- 5
year Option to renew, (at rate to be negotiated.) Current
rent is \$4100 per month, plus rental tax.

Please do not disturb the tenant.

COMMENTS:

Excellent opportunity for investor or Owner/User.

FOR FURTHER DETAILS:

Please contact:

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