

NEWER CONSTRUCTION BY:



10443 N 32ND ST | PHOENIX 85028

Building Size: 5,600 SF

Land Area: 0.638 Acres (27,792 SF)

Year Built: 2019

Parcel Number: 165-02-061



List price: \$3,290,000

Stories: 2 Story

Interior: Finished; Security System; Security Light(s); Security Camera(s); Phone System; Private Restrooms

Exterior: Building Sign; Monument Sign; Security Light(s)

Parking: Free Public Parking; Paved Parking

Loading Facilities: None

Ceiling Height: varies, double ht in retail, open 2nd floor seating area, double ht in manufacture/wholesale space (3500) sf

Total interior sqft: 5,600

Freeway/Highway: Up to 1 Mile

Traffic Count: 15,001 to 25,000

Current Use: Restaurant, food service

Adjusted Gross Inc: \$128,125 NNN





- Unlimited parking at adjacent park and ride lot
- System rough-in includes restaurant ready infrastructure for future use
- Full solar array included with building
- Neighborhood variance for liquor license pre-approved
- Mature landscaping / perimeter trees



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