



MHG Commercial

Your partner in commercial real estate

55 N Arizona Pl | Suite 104

Chandler, AZ 85225 | United States

mhgcommercial.com

division of My Home Group



OWNER-USER OPPORTUNITY

\$2,500,000

1938 W Buckeye Rd
Phoenix, AZ 85009

10 Combined Parcels



Adam Lewis

Commercial Real Estate

602-478-3711

adam@mhgcommercial.com



Justin Skogen

VP Sales & Leasing

602-318-9238

justin@mhgcommercial.com



DETAILS

Total Parcels 10
Total SF 66,490
City Zoning C-3

APN 109-63-174
APN 109-63-176
APN 109-63-178
APN 109-63-179
APN 109-63-180
APN 109-63-181
APN 109-63-182
APN 109-63-183
APN 109-63-184
APN 109-63-185



PROPERTY HIGHLIGHTS

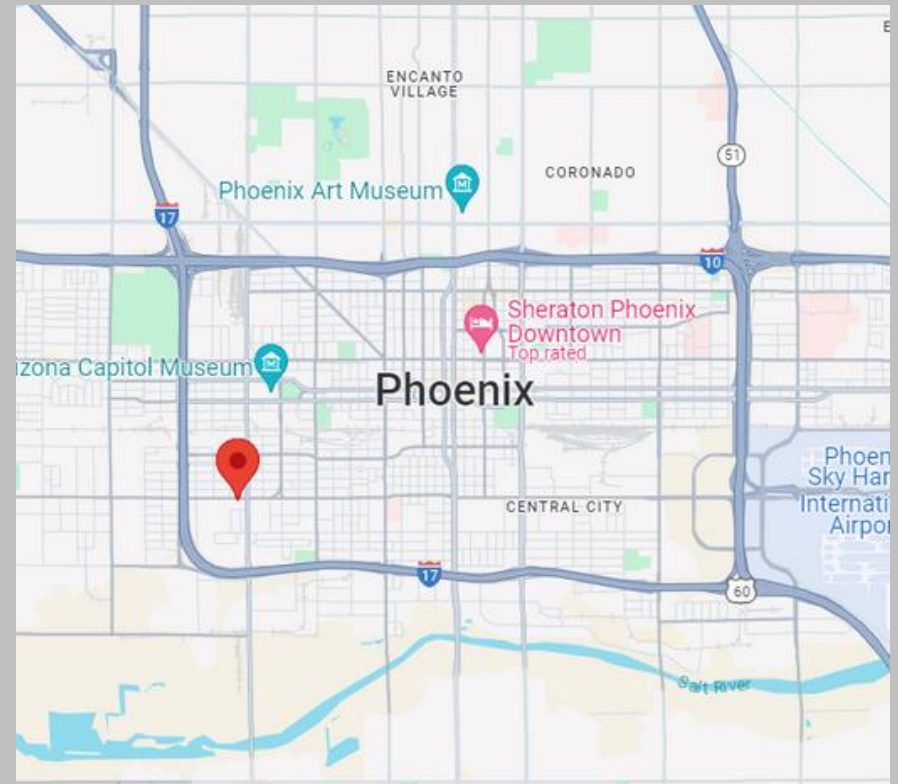
This commercial property, located at 1938 W Buckeye Rd in Phoenix, AZ, offers a prime opportunity for business owners and investors alike. Currently operating as an auto body shop, the property is well-equipped to handle various commercial operations.

Key features include:

- **Covered Storage Buildings:** Ideal for protecting vehicles, equipment, or inventory from the elements.
- **Gated and Fenced for Security:** The entire property is securely enclosed, providing peace of mind and reducing liability.
- **Customer Parking Area:** Conveniently located at the front of the property, ensuring easy access for clients and customers.
- **10 Combined Lots:** The property is composed of 10 combined lots, offering ample space for business operations.
- **This versatile property is strategically situated on a Buckeye Road in Phoenix,** providing excellent visibility and accessibility for your business.

EASY ACCESS

1938 W Buckeye Road in Phoenix offers excellent ease of access for businesses due to its strategic location near major transportation routes. The property is close to several key freeways, including I-17 and I-10, which are essential corridors for regional and interstate travel. The intersection of Buckeye Road and 19th Avenue is also nearby, providing easy access to the surrounding areas of Phoenix. Being near these major thoroughfares allows for convenient transportation of goods and services, making it an ideal location for businesses looking to establish a presence in the area.





MHG Commercial

Your partner in commercial real estate

55 N Arizona Pl | Suite 104
Chandler, AZ 85225 | United States
mhgcommercial.com
A Division of My Home Group

Exclusively listed by:



Adam Lewis

Commercial Real Estate
602-478-3711
adam@mhgcommercial.com



Justin Skogen

VP Sales & Leasing
602-318-9238
justin@mhgcommercial.com

MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.