

FOR SALE/LEASE

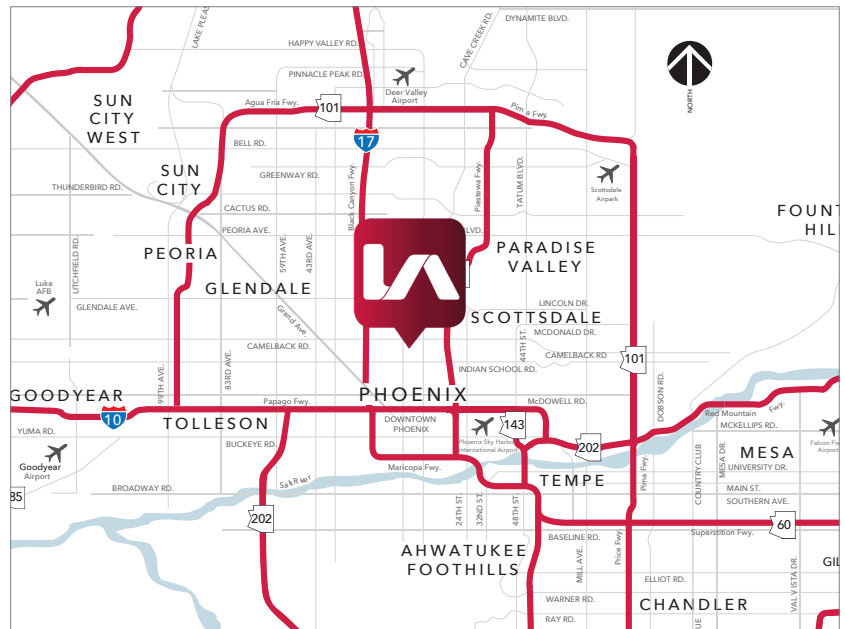


4630 N. 12TH STREET
PHOENIX, ARIZONA 85014

FEATURES

- ▶ ±8,889 SF
- ▶ Divisible: 1,099 - 7,789 SF in 4 suites
- ▶ Fenced Yard
- ▶ Monument Signage on 12th Street
- ▶ Grade Level Loading
- ▶ 200 Amps Power
- ▶ Situated on ±15,236 SF with ±10 parking spaces
- ▶ Zoned C-2, City of Phoenix
- ▶ 1 mile to SR-51
- ▶ New Exterior Improvements including Asphalt and Paint
- ▶ Abundant Amenities with 5 Mile Radius
- ▶ Sale Price: \$1,335,000
- ▶ Lease Rate: \$1.15 NNN

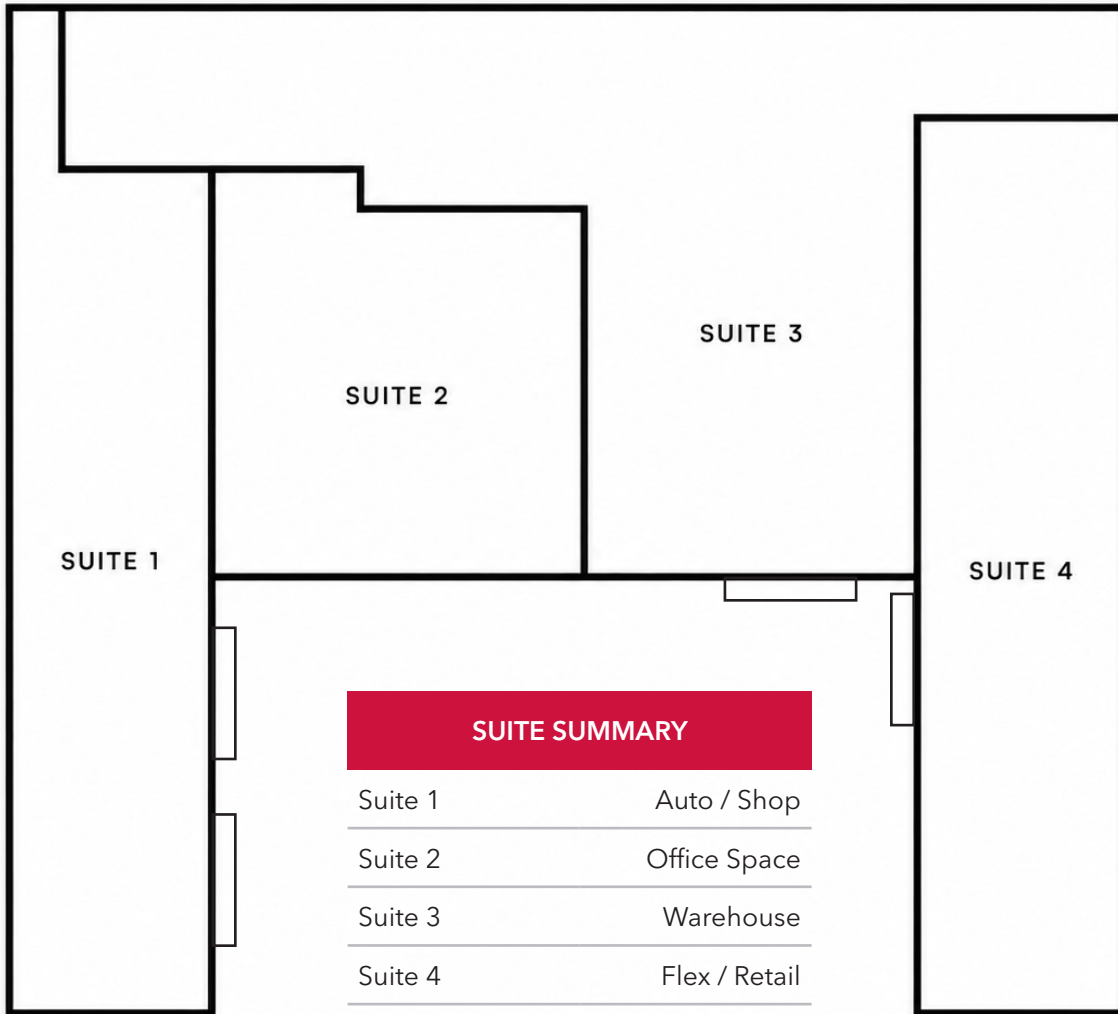
LOCATION



CONTACT INFO

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