

FOR SALE

2221 W. DEER VALLEY

PHOENIX, ARIZONA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

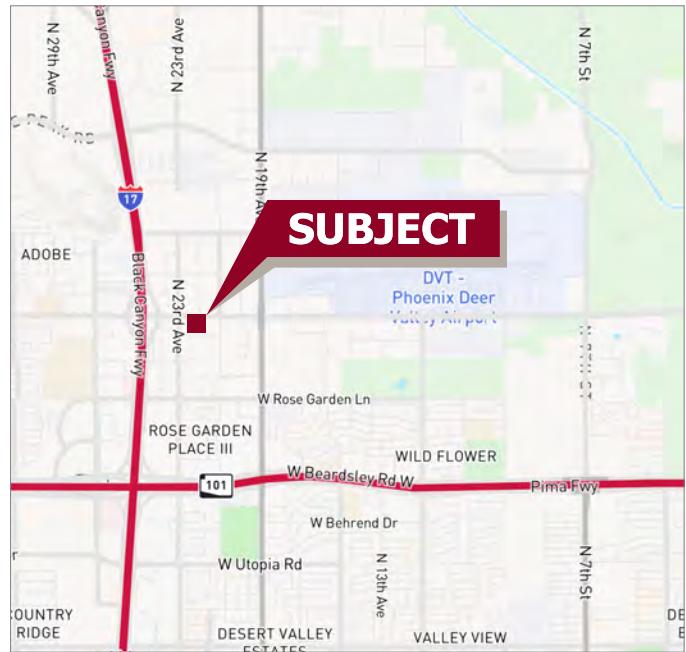


FEATURES

- ±3.1 Acres
- ±150' of Frontage on Deer Valley Road
- Access via Deer Valley Road, 23rd Ave & Melinda Lane
- Parcels
 - 209-06-012: ±0.95 Acres
 - 209-06-008A & 008B: ±2.15 Acres
- Fully Fenced and Lit Yard
- 4,000 SF of Structures
- Zoned C-3, Phoenix
- ±32,000 Vehicles Per Day
- **1/8 Mile to I-17 Freeway Access**

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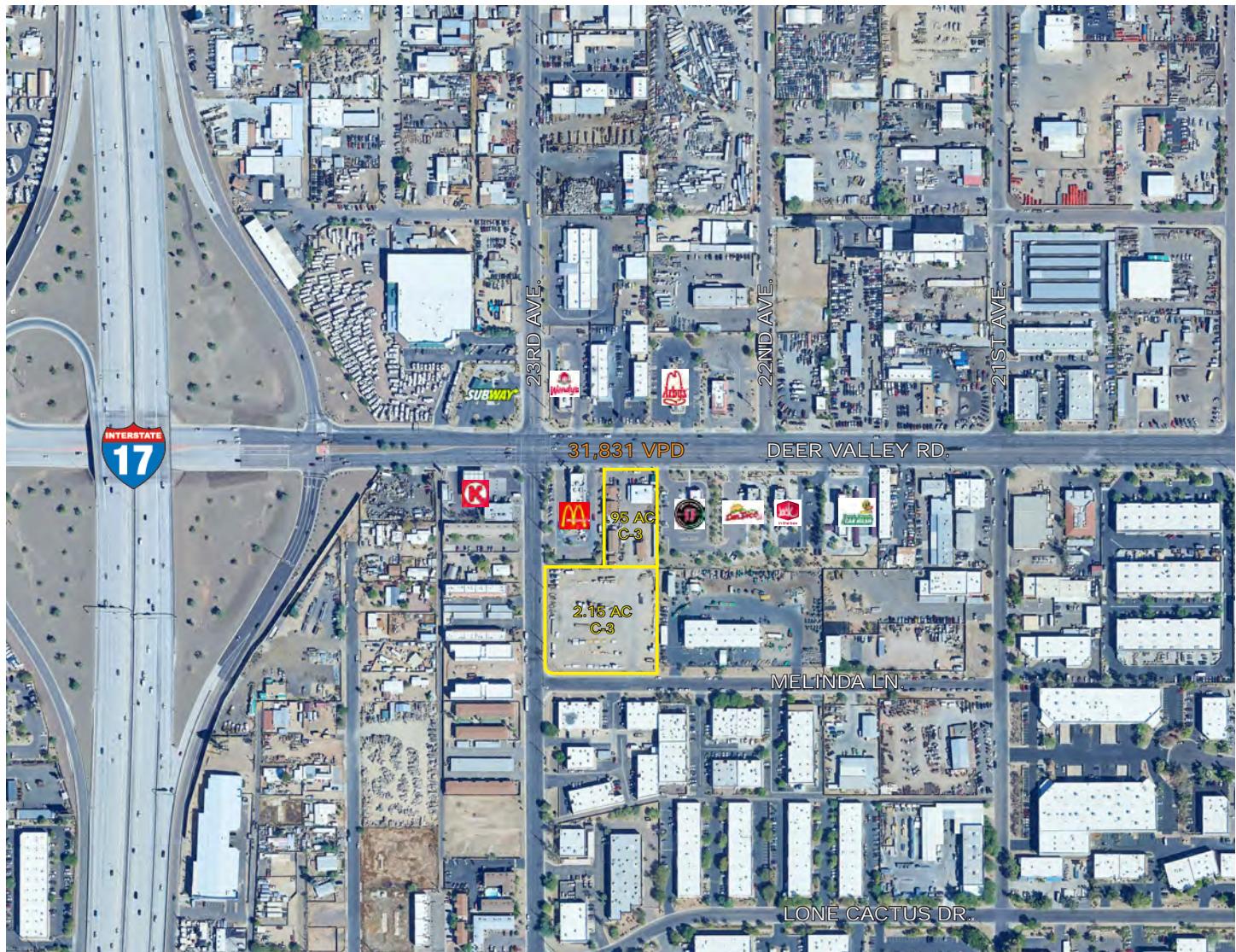
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