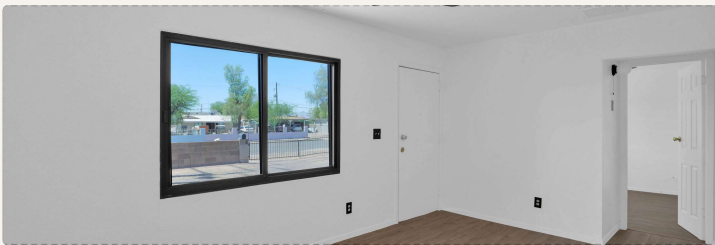


\$299,900

1806 W Sherman Street

Phoenix, AZ 85007

C-3
ZONED



C-3 ZONING

Commercial • owner-user or investor

REAR YARD

Expansion space for storage

RECENT UPDATES

New roof, LVP flooring & plumbing

PROPERTY OVERVIEW

Contractor yard with office. Zoned C-3 with a ton of upside and a tremendous opportunity for an owner-user or an investor at an aggressive price point. The building could serve as office space for admin, while most similar properties in the area utilize the lot in the back for parking or storage. Typical rents for this property type start at \$2,500 per month NNN, as seen in the proforma. The building has a front parking area with freshly painted interior and exterior, new LVP flooring, updated plumbing, and a new roofing system. There is a wealth of space in the rear to add shipping containers or build a small warehouse for extra storage.

INTERIOR FEATURES

- Tile Flooring
- Aluminum Windows
- Private Full Bathroom
- Ceiling Fans
- Open Kitchenette
- Rear Patio

INVESTMENT HIGHLIGHT

\$2,500/mo NNN

Market rents starting at

Bonus rear-yard expansion space

Room to add shipping containers or build a small warehouse for extra storage.