

UPDATED PRICING



Retail/Flex For Sale + Bonus Land

2431 E. Van Buren St. & 2424 E. Monroe St. | Phoenix, AZ 85008

SALE PRICE: \$1,149,000

LEASE RATE: \$0.45 PSF/Mo/NNN

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 09 19 24

Executive Contact:

Brandon Koplin

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

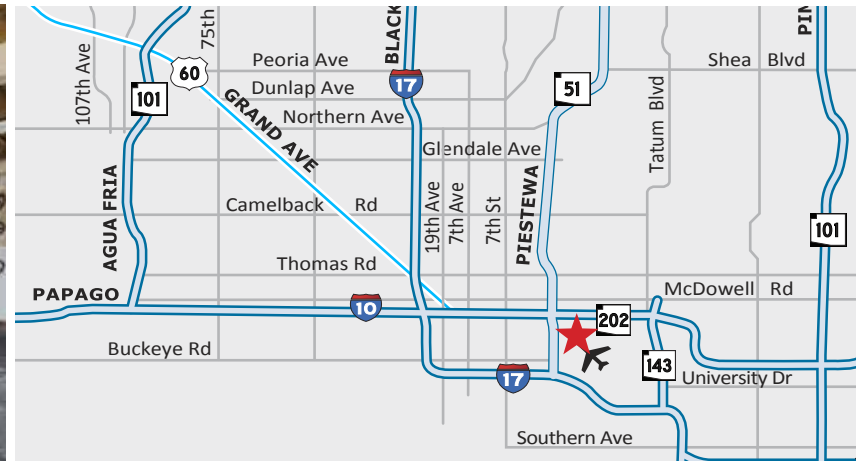
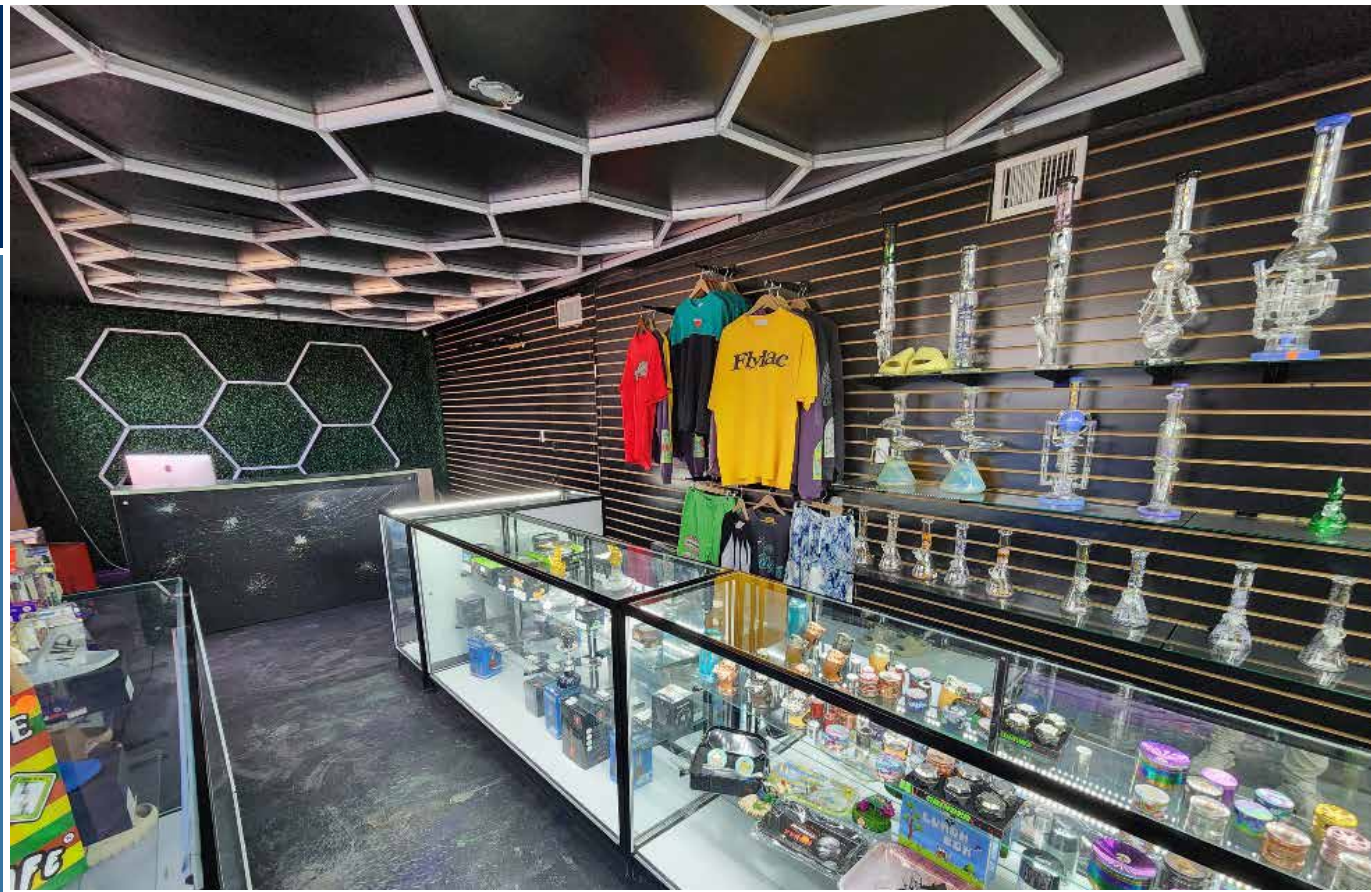
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Industrial mid-century office or retail showroom. Roll-up doors, on/offsite parking available.

Possible uses: call center, pawn store, furniture store and manufacturing.

- ±14,533 SF Building
- ±9,750 SF Land
- Zoned C-3 & R-4
- 2 Floors
- 5 Offices
- Conference Room
- 3 Bullpens
- 5 Restrooms
- 15' Clear Height
- 2 GL Doors



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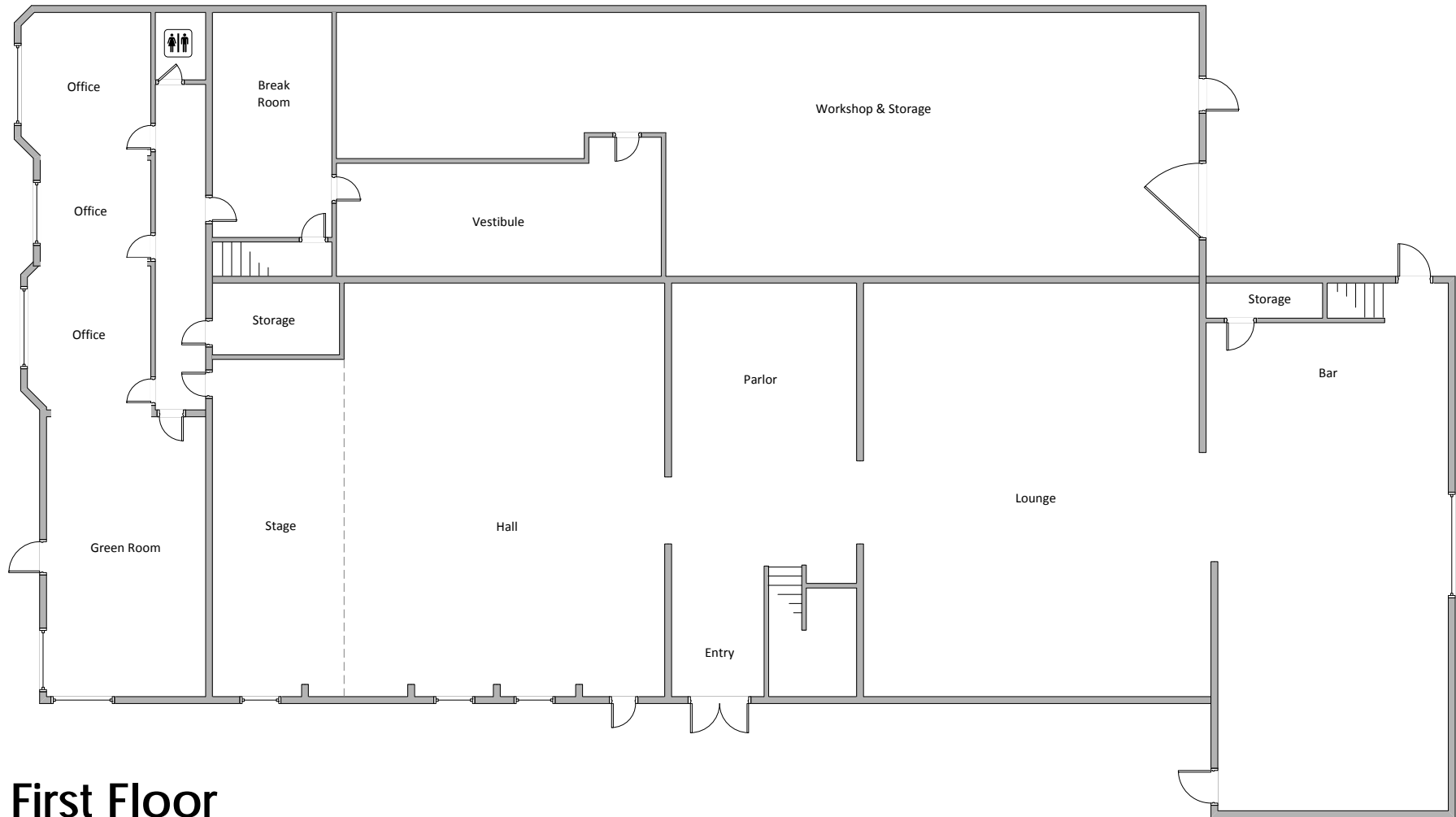
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First Floor

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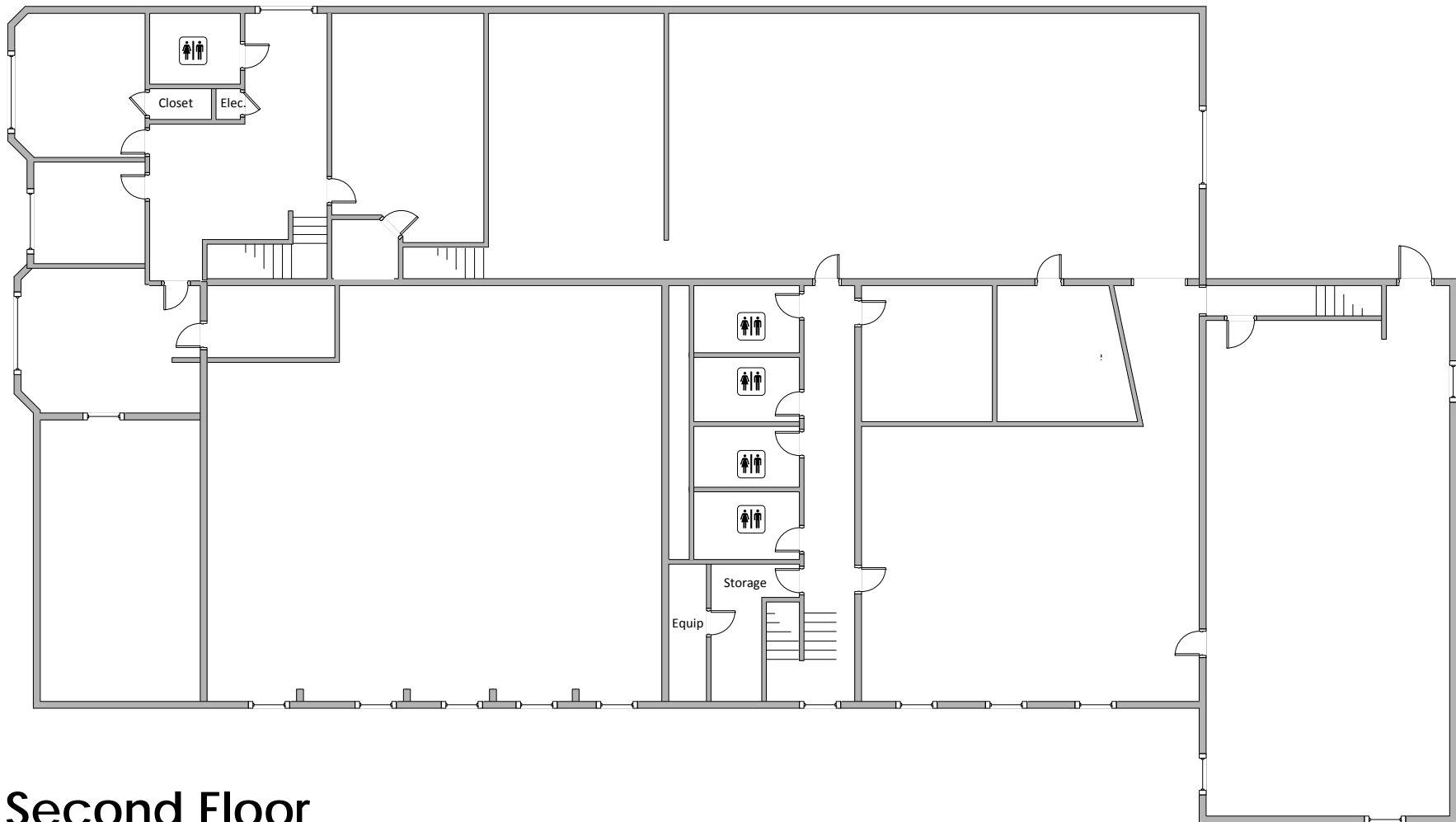
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Second Floor

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2431 E. Van Buren St.

±14,533 SF
C-3 Zoned Building

2424 E. Monroe St.

Purchase Includes
±9,750 SF
R-4 Zoned Lot



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