

NEWLY AVAILABLE

Free-Standing House For Potential Commercial Conversion



4709 NORTH 44TH STREET

Phoenix, AZ 85018

SALE PRICE:

\$1,300,000 (\$759 PSF)

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 24.24

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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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PROPERTY FEATURES:

- ± 1,713 SF Building
- Zoned: RI-10
- Parcel: 171-35-049
- 44th St. Frontage
- ± 11,565 SF Lot



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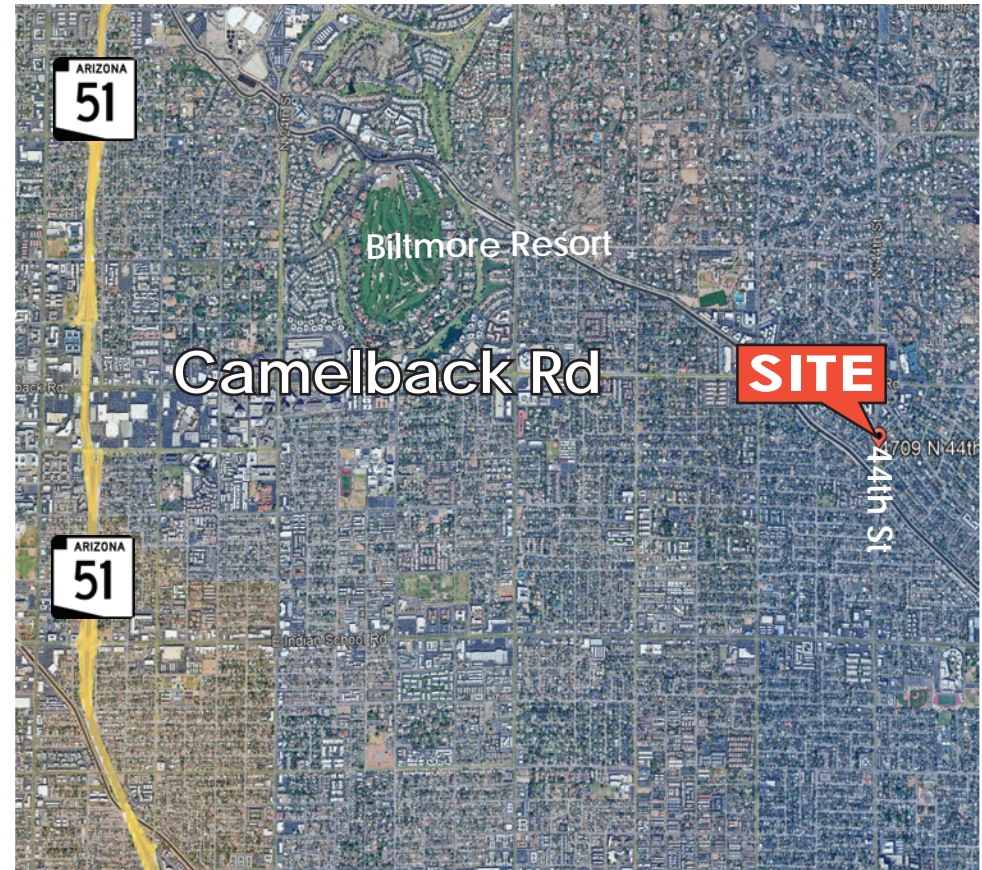
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Prime Location - Frontage on 44th St.



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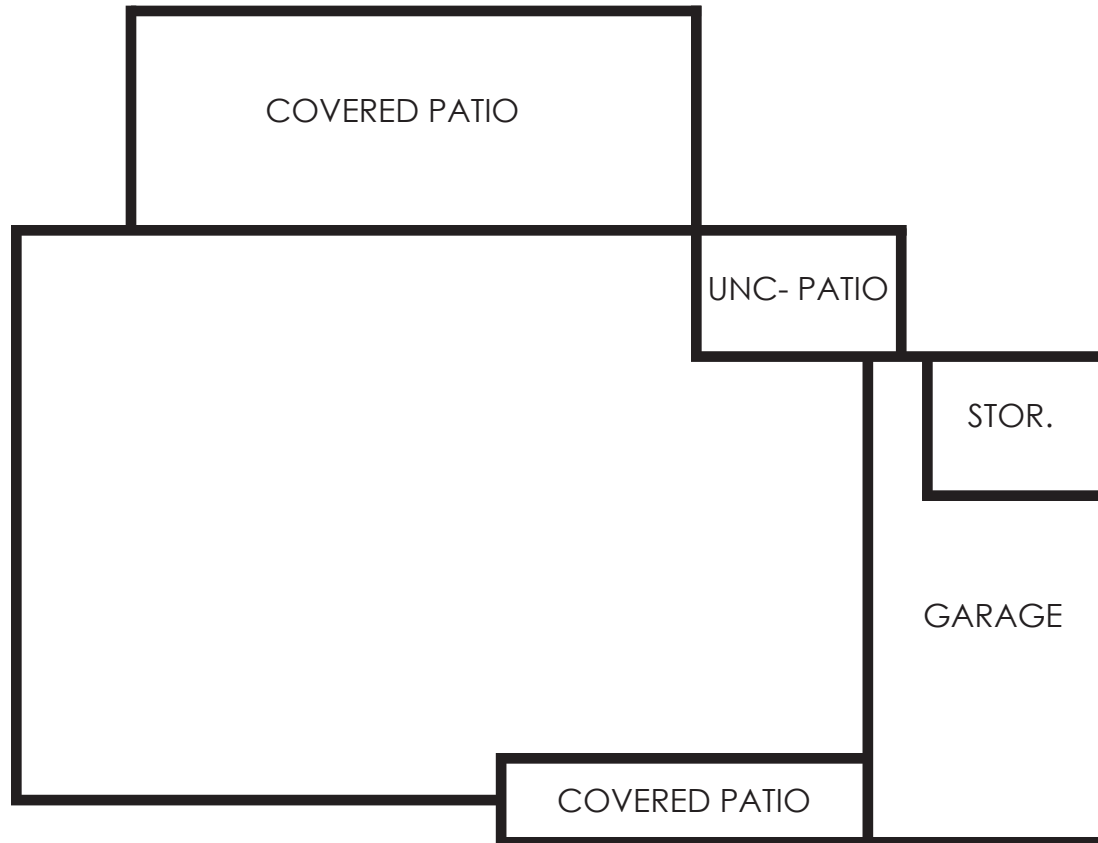
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