

FOR SALE

11123-11127 W Nevada Ave

Youngtown, Arizona 85363



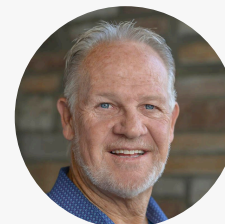
RE/MAX
COMMERCIAL®

RE/MAX, LLC is an Equal Opportunity Employer and supports the Fair Housing Act and equal opportunity housing. Each Office Independently Owned and Operated. 23_394



ROBERTA VOSS

Associate Broker
RE/MAX Fine Properties
602.697.0730 (cell)
623.362.3000 (office)
robertavoss@remax.net
www.thevossteam.com
License# BR528165000 AZ



RICK BIERS

Associate
RE/MAX Fine Properties
602.550.4753 (cell)
623.362.3000 (office)
rickbiers@remax.net
www.thevossteam.com
License# SA686247000 AZ

\$ 700,000 | Multi-use 3,677 sf

Office | Warehouse

This is a well-maintained Class B office/small warehouse property with flexible layout for owner-user or investment. Recent renovated. Currently home to an HVAC Co., the property combines office, warehouse, and training space in one versatile location: potential to be divided into 3 suites for multi-tenant investment use or continued as single occupancy. Owner will stay and lease back if desired. Three abutting buildings with connecting doors includes approximately 1,567 sf of nicely finished professional office area, front reception/waiting area, 5 offices, conference room, kitchenette and bathrooms. Additional space is a mix of open shop/parts area and a large classroom and storage room. 2 large rollup doors for rear shipping/receiving; 3 front glass entry doors and storefront. The office space was recently renovated/updated. Ample parking and rear secured storage areas.

11123 W. NEVADA AVE.
YOUNGTOWN, AZ 85363

Property Highlights:

- **Modern Systems:** Central heating and cooling throughout, single phase power, natural gas, Cox cable and high-speed internet.
- **Parking and Access:** Recently resurfaced parking lot with 8 marked spaces on property along Nevada and 3 additional spaces in the back of the property.
- **Security:** Rear yard secured with steel fencing and gates.
- **Exterior Appeal:** Constructed of block with front facade featuring decorative brown face block and painted stucco finish, accented by three individual glass storefront entrances with aluminum awnings.
- **Construction:** Built in 1967 with a flat roof and concrete foundation; consistently maintained and updated in 2024.
- **Zoning:** C-1



RE/MAX
COMMERCIAL®

RE/MAX, LLC is an Equal Opportunity Employer and supports the Fair Housing Act and equal opportunity housing. Each Office Independently Owned and Operated. 23_394



ROBERTA VOSS
Associate Broker
RE/MAX Fine Properties
602.697.0730 (cell)
623.362.3000 (office)
robertavoss@remax.net
www.thevossteam.com
License# BR528165000 AZ



RICK BIERS
Associate
RE/MAX Fine Properties
602.550.4753 (cell)
623.362.3000 (office)
rickbiers@remax.net
www.thevossteam.com
License# SA686247000 AZ