



**±7,200 SF SHOP BUILDING WITH ±1,848 SF HOME/OFFICE ON ±1.20 ACRES
AVAILABLE FOR SALE**

22771 N 187TH AVE. SURPRISE, AZ 85387

ZONED I-1 (LIGHT INDUSTRIAL) CITY OF SURPRISE



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MAX SCHUMACHER, SIOR
480.214.9403
Max@RGcre.com

PATRICK SHEEHAN, SIOR
480.214.9405
Patrick@RGcre.com

JACK HANSEN
480.214.9421
Jack@RGcre.com

PROPERTY OVERVIEW

±7,200 SF

Clear Span Shop Building

±1.20 AC

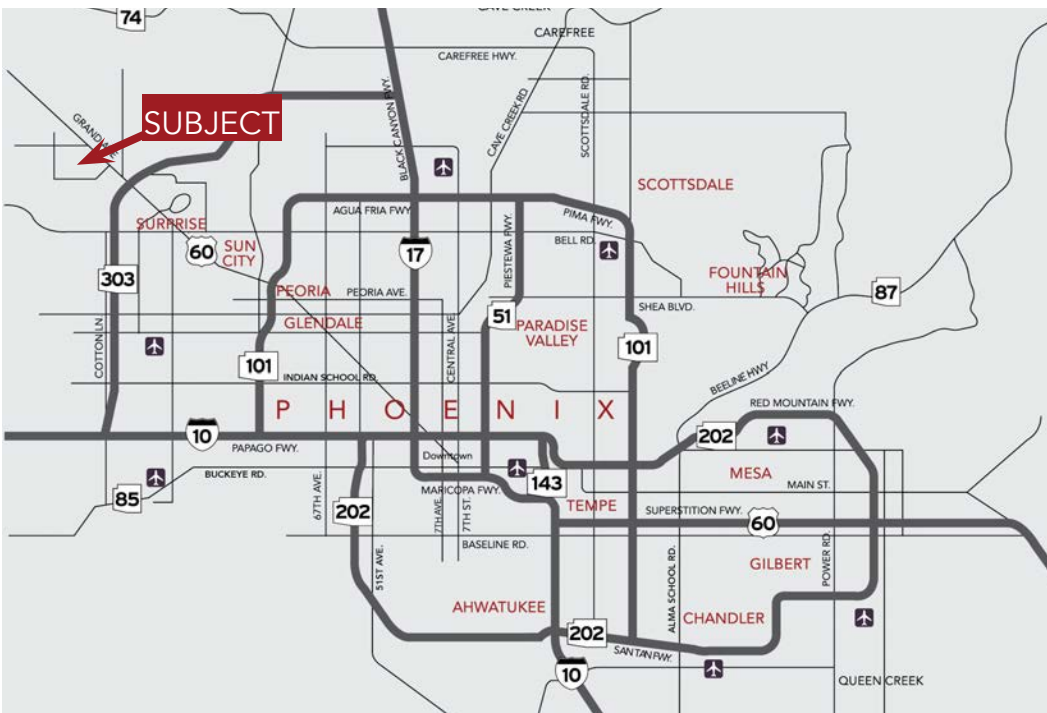
Site Size

I-1 (Light Industrial), City of Surprise

Zoning

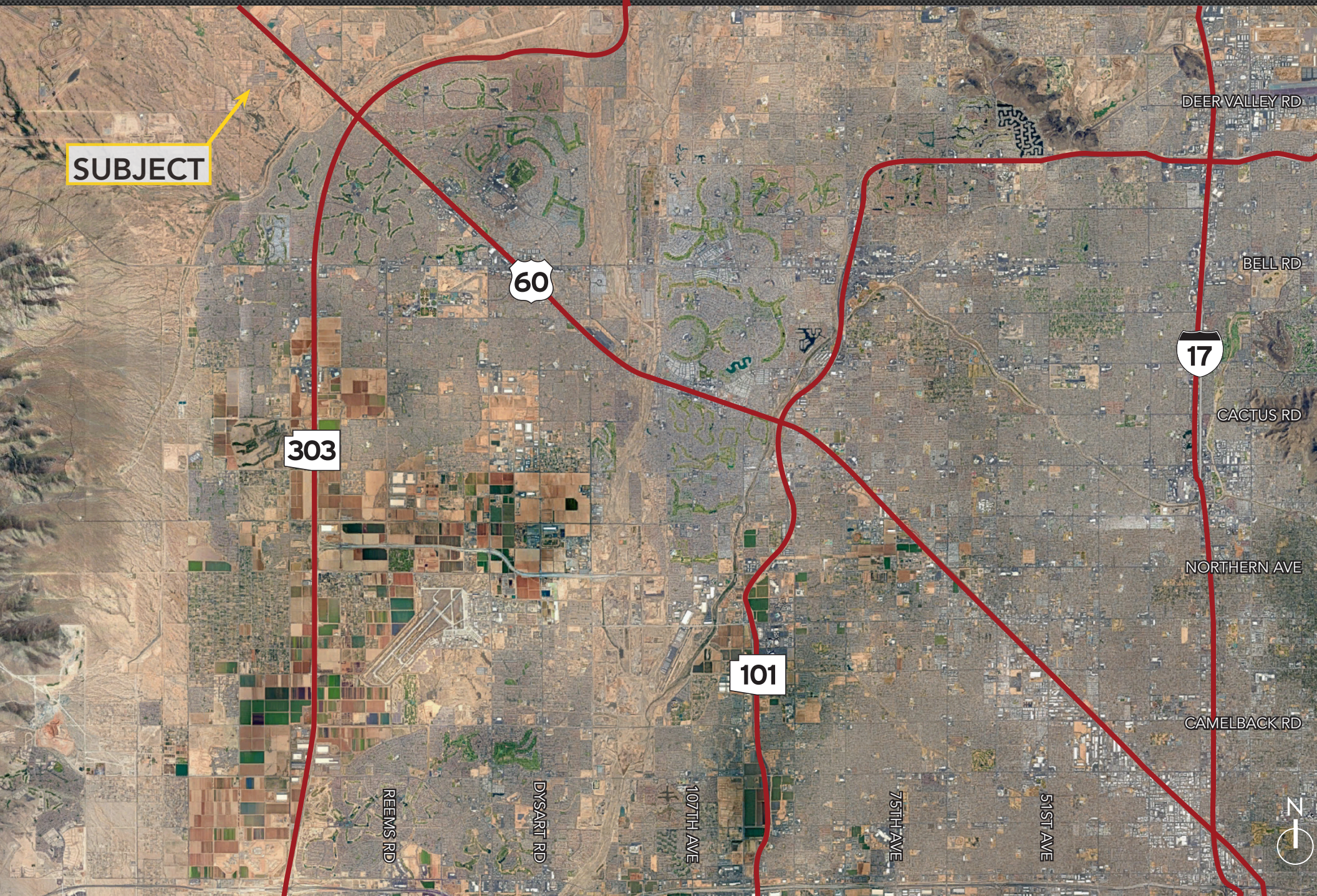
PROPERTY HIGHLIGHTS

- Four (4) Grade Level Doors.
- Large Fenced Yard with Multiple points of Ingress / Egress.
- Easy Access to Grand Avenue and Loop 303.
- Partially concrete paved
- APN #: 503-71-001Y
- 2025 Property Taxes: \$1,135.60





SUBJECT





DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grosseohme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grosseohme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

CONFIDENTIALITY:

The information contained in this package, along with any additional materials provided by Rein & Grosseohme, is strictly confidential and intended solely for evaluating the potential acquisition of the property. This information may not be copied, shared, or used for any purpose other than property evaluation. Should this information be shared with third parties for advisory purposes, those parties must also be informed of its confidential nature and agree to maintain strict confidentiality. Prospective buyers may not communicate with tenants or employees of the property without prior written consent from the property owner or the owner's designated representative.

NON-CIRCUMVENTION:

All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grosseohme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grosseohme.