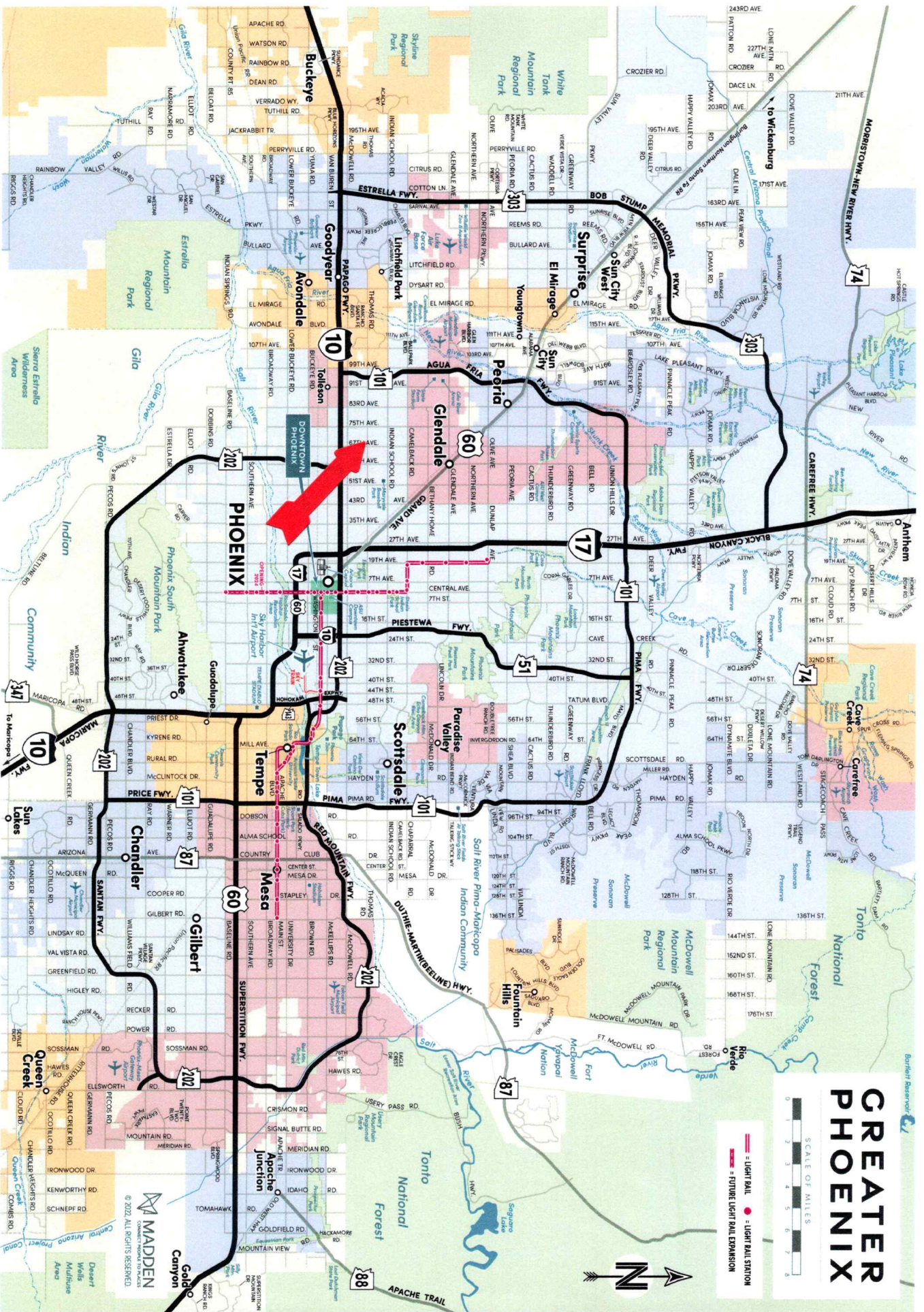


**FREESTANDING COMMERCIAL BUILDING
FOR SALE**

<u>PROPERTY:</u>	6601 W. Thomas Road Phoenix, Arizona E/SEC 67 th Avenue and Thomas Road Maricopa County Assessor Parcel: 103-11-005L
<u>SPACE AVAILABILITY:</u>	Approximately 1977 sq. ft. ground floor. Includes showroom, office, shop area, and overhead door. Former Jiffy Lube, with below ground service area of approximately 1248 sq. ft.. Total size approximately 3225 sq. ft.
<u>LOT SIZE:</u>	Approximately 13,741 sq. .ft.
<u>SALES PRICE:</u>	\$795,000 CASH
<u>ZONING:</u>	C-2, City of Phoenix
<u>AREA:</u>	Great exposure on Thomas Road, in front of major Medical Plaza, Mountain Park Health Center. Site is surrounded by other national and local retail and office tenants in immediate area. High traffic and high density demographics.
<u>COMMENTS:</u>	Subject property was originally constructed for Jiffy Lube and has been recently occupied as showroom office for Title Max.
<u>FOR FURTHER DETAILS:</u>	Please contact: Chip Diamond rediamond@aol.com Diamond Properties, Inc. Phone: 602-430-5625



GREATER PHOENIX

SCALE OF MILES
0 1 2 3 4 5 6 7 8

— = LIGHT RAIL
— = FUTURE LIGHT RAIL EXPANSION



MADSEN
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