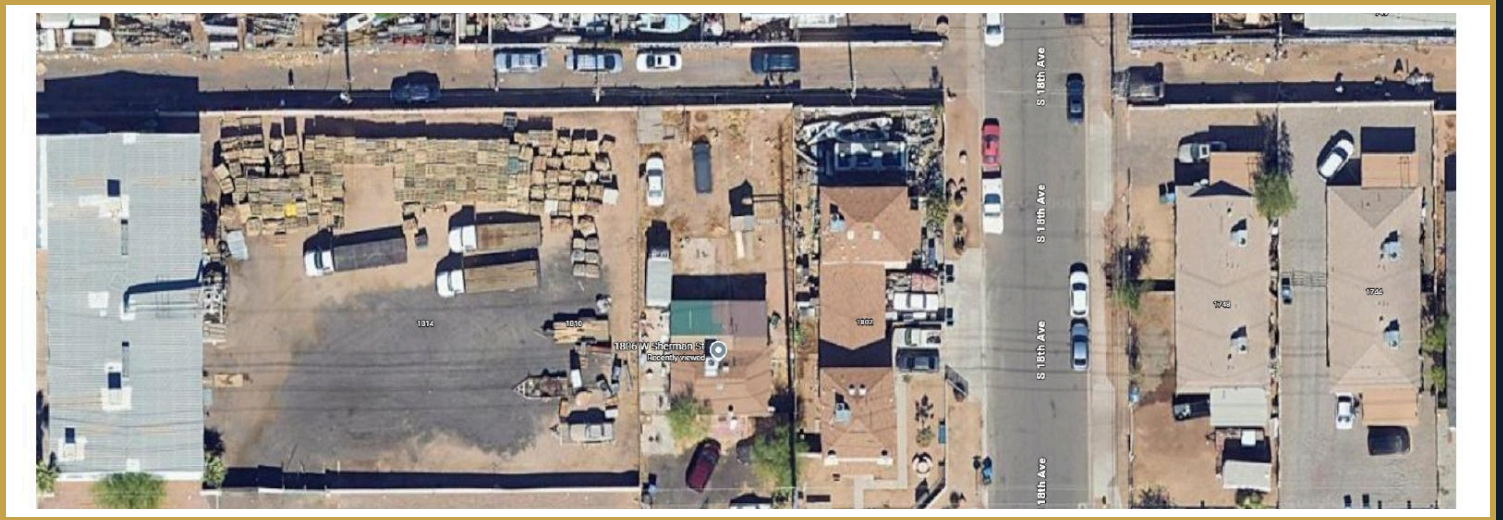


\$349,900

1806 W Sherman Street

Phoenix, AZ 85007

ZONED C-3

C-3

Commercial
Zoning

SELLER

May Carry /
Short-Term Note

NEW

Roof, LVP Flooring
& Plumbing

BONUS

Rear Yard
Expansion Space

PROPERTY OVERVIEW

The Seller may carry with a short-term note. Zoned C-3 with a ton of upside and just a tremendous opportunity for an owner-user or an investor at an aggressive price point. The building could serve as office space for admin, while most similar properties in the area utilize the lot in the back for parking or storage. Typical rents for this property type start at \$2,500 per month NNN, as seen in the proforma. The building has a front parking area with freshly painted interior and exterior, new LVP flooring, updated plumbing, and a new roofing system. There is a wealth of space in the rear to add shipping containers or build a small warehouse for extra storage.

INTERIOR FEATURES

- Tile Flooring
- Private Full Bathroom
- Open Kitchenette
- Aluminum Windows
- Ceiling Fans
- Rear Patio

INVESTMENT HIGHLIGHT

Market rents starting at \$2,500/mo NNN · Seller may carry with a short-term note

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