

FOR SALE • COMMERCIAL PROPERTY

1806 W SHERMAN STREET

Phoenix, AZ 85007 • Contractor Yard with Office

OWNER-USER OR INVESTOR • FULLY RENOVATED

\$309,900
LIST PRICE

C-3 ZONED

\$2,300

BASE RENT / MO NNN

\$27,600

ANNUAL NNN INCOME

8.91%

CAP RATE ON LIST

C-3

ZONING

2026

RENOVATED



PROPERTY OVERVIEW

Contractor yard with a fully renovated office building, zoned C-3 and offered at an aggressive price point for either an owner-user or an investor. The building serves well as administrative office space while the balance of the lot supports the parking and outdoor storage that define how comparable properties in this corridor are used. The improvements have been taken down to a turnkey condition with a new roofing system, updated plumbing, new LVP flooring, and freshly painted interior and exterior. A front parking area serves the office, and the rear yard offers meaningful expansion capacity for shipping containers or a small warehouse structure. Base proforma rent is underwritten at \$2,300 per month NNN.

INCOME SUMMARY

ITEM	MONTHLY	ANNUAL
Base Rent (NNN)	\$2,300	\$27,600
Tenant Reimbursed Expenses	NNN	By Tenant
NET OPERATING INCOME	\$2,300	\$27,600
CAP RATE ON LIST PRICE		8.91%

RECENT CAPITAL IMPROVEMENTS

New Roofing System	Updated Plumbing
New LVP Flooring	Interior Paint
Exterior Paint	Yard Gates

INTERIOR FEATURES

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

PROPERTY DETAILS

Address	1806 W Sherman St
City / State / ZIP	Phoenix, AZ 85007
County	Maricopa
Property Type	Commercial / Flex
Current Use	Contractor Yard + Office
Zoning	C-3 Commercial
Building Use	Office / Admin
Yard	Front parking + rear yard
Rear Yard Use	Storage / expansion
Condition	Fully renovated
Lease Structure	NNN
Delivery	Vacant at close

INVESTMENT HIGHLIGHT

8.91% CAP

On \$2,300 per month NNN base rent at list price

Rear Yard Expansion

Room to add shipping containers or build a small warehouse for additional storage income, with no change to the existing office improvements.

Owner-User Ready

C-3 zoning and a turnkey office allow an owner-operator to occupy immediately and convert rent into equity.

✓ C-3 ZONING ✓ FULLY RENOVATED ✓ YARD EXPANSION ✓ OWNER-USER OR INVESTOR

Listing Terms: Cash | Conventional | 1031 Exchange | SBA Eligible for Owner-Users

TO SUBMIT AN OFFER

Title is open with **Morgan Saban at Commonwealth Land Title**. Please include in your offer. Seller holds an active real estate license in the State of Arizona. Call **Keith Grayson at 602-418-0350** with any questions.

Base rent of \$2,300 per month NNN is the owner's estimate of achievable rent for this property type and is not currently in place under a signed lease. Rents above the base case are shown for sensitivity purposes only. The property is offered vacant. Cap rate shown is calculated on projected rent at list price and is a projection only. Building square footage, lot dimensions, parcel number, year built, and permitted C-3 uses have not been independently verified and should be confirmed by the buyer through survey, appraisal, and the City of Phoenix. Keith Grayson is a licensed Arizona real estate broker and is the owner, or is affiliated with the owner, of the property offered herein. All information from sources deemed reliable but not guaranteed.

GRAYSON REAL ESTATE

COMMERCIAL & INVESTMENT PROPERTIES • PHOENIX, AZ

Keith Grayson • Owner / Agent

CONTACT

602-418-0350

keith@phxeco.com • graysonaz.com