

FOR SALE

C-4 Zoned Freestanding Commercial Building With Yard

10726 N 96th Ave
Peoria, AZ 85345



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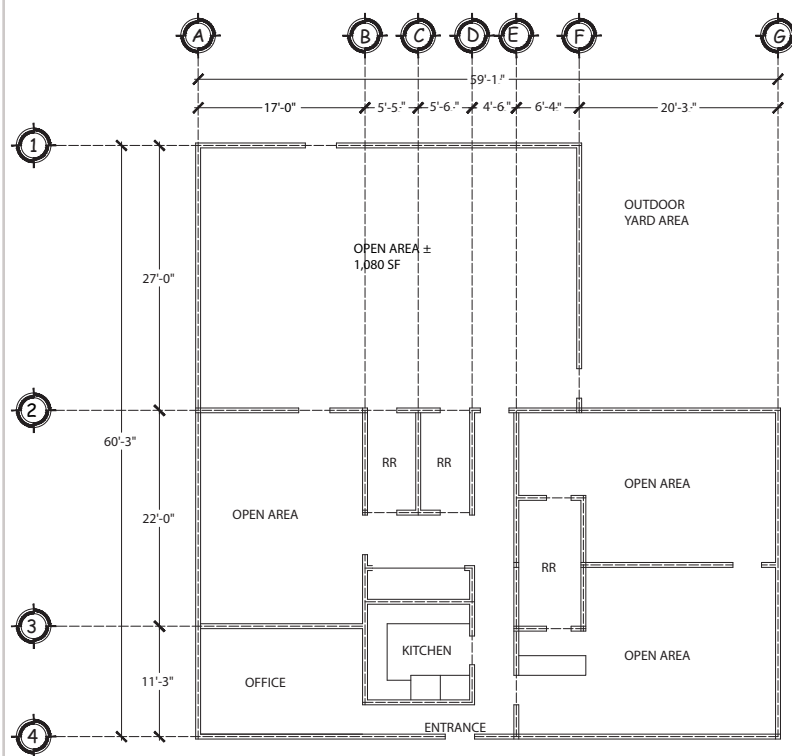
- Asking Price: \$780,000 (\$250/SF)
- Building Size: 3,120 SF
- Lot Size: 0.16 AC
- Zoning: C-4 (City of Peoria)
- 100% Air-Conditioned
- Gated Yard Space with Canopy
- Existing Plumbing Infrastructure — Kitchen & Restrooms
- Roof Coating Installed 2023 with 20-Year Warranty
- Reconfiguration Potential for Drive-In Access
- Flexible Layout Adaptable for Industrial Uses: Auto-Related, Contractor Storage, Light Manufacturing, Trade Office, Warehouse
- Immediate Access to 101 Freeway
- 7 Parking Spaces
- 8' Drop Ceiling
- Fire Sprinklers
- 1978/1986 Construction
- APN(s): 142-52-035C; 142-52-282B

AERIALS



EXISTING FLOOR PLAN

BUILDING SIZE:
± 3,120 SQUARE FEET



EXISTING INTERIOR



OBLIQUE AERIAL



EXISTING EXTERIOR



CONCEPTUAL DRIVE-IN ACCESS

