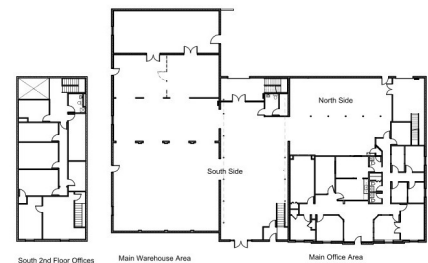
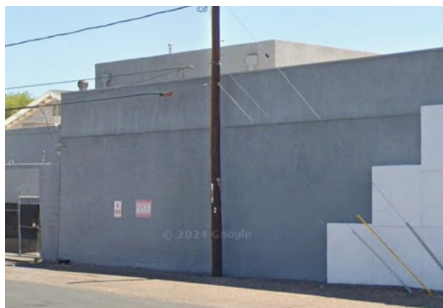
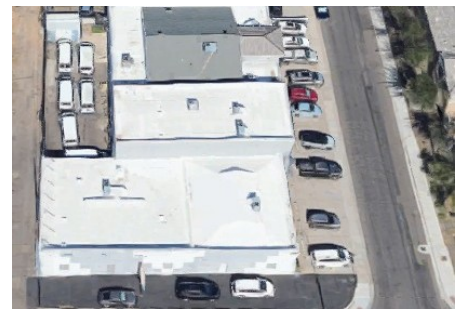


1890 E. Indian School Rd

Phoenix, AZ 85016

\$2,700,000.00



Location, Location, Location!!! Ideal opportunity for an owner/user investment property located at 1890 East Indian School Road (aka 4108 N 19th Street) including 4112 N 19th Street as additional parking, well suited for a number of uses. This property boasts a 15280 sq ft building with ~ 6080 sq ft Office 1000 sq ft of useable Loft and 8200sq ft storage, 27,800 + SF lot with a fenced and gated yard and upgraded offices, consistently and well maintained by the current owner. Price includes additional parking next door (parcel 163-29-073). Only seconds from SR 51 with Indian School Frontage, this strategically located property is perfect for either investors or owner/user. Just a block from the 51 highway, with access from either Indian School Road or 19th St, this property is both highly visible as well as accessible. With ample parking, multiple roll-up doors, a secured yard space and C2 Zoning, it offers the potential for a variety of commercial uses as well as a terrific investment opportunity. There is a current lease in place until July 30, 2026, providing a short term income stream. Priced at \$2,700,000.00, this property is poised to increase in value as the Metropolitan Phoenix area continues to benefit from an increasing population and a variety of new business ventures. Centrally located with access to all parts of the valley, it offers a tremendous opportunity. Seller will carry with 20% down, 10% interest only up to five years, no prepayment penalty.

Call or text Jim Speros (Owner Representative) for more information or to schedule a showing. 602-920-2557



LISTING AGENT

Kimberly Speros

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