

# ±11,466 SF Sky Harbor Commissary/Restaurant For Sale (or Lease)

2601 S. 24th St. | Phoenix, AZ 85034 (SEC of S 24th St & E University Drive)



## Exclusive Contacts:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

2323 W. University Dr. Tempe, AZ 85281

8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258

480.966.2301 | WWW.CPIAZ.COM

The broker has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 09/08/23



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## BUILDING FEATURES

- ±11,466 SF
- Refurbished in 2019
- Currently in Use as a Commissary and Restaurant
- ±938 SF Newly Expanded Restaurant Area
- 100% Air Conditioned
- Floor Drains
- Walk-In Coolers 32°-34°
- Walk-In Freezer -10°
- 10'6" Clear Height
- 3 Offices
- 4 ADA Restrooms
- Fluorescent & LED Lighting

## SITE FEATURES

- ±34,848 SF Parcel (0.80 Acres)
- Paved and Secured Yard Area
- A-2 Zoning (Heavy Industrial) City of Phoenix
- APN: 121-43-057E
- 800 Amps, 120/240V, 3-Phase Power
- 21 Parking Spaces
- 1/4 mile from Confluence of I-10/I-17 Freeway Systems
- Less than 5 Minutes to Sky Harbor International Airport

## SALE DESCRIPTION

- Business for Sale in Separate Transaction
- FF&E List Available upon Request
- **Please Do Not Disturb Tenant, Tours by Appointment Only**
- **Sale Price: \$3,950,000**
- **Lease Rate: Call Broker for Leasing Info**

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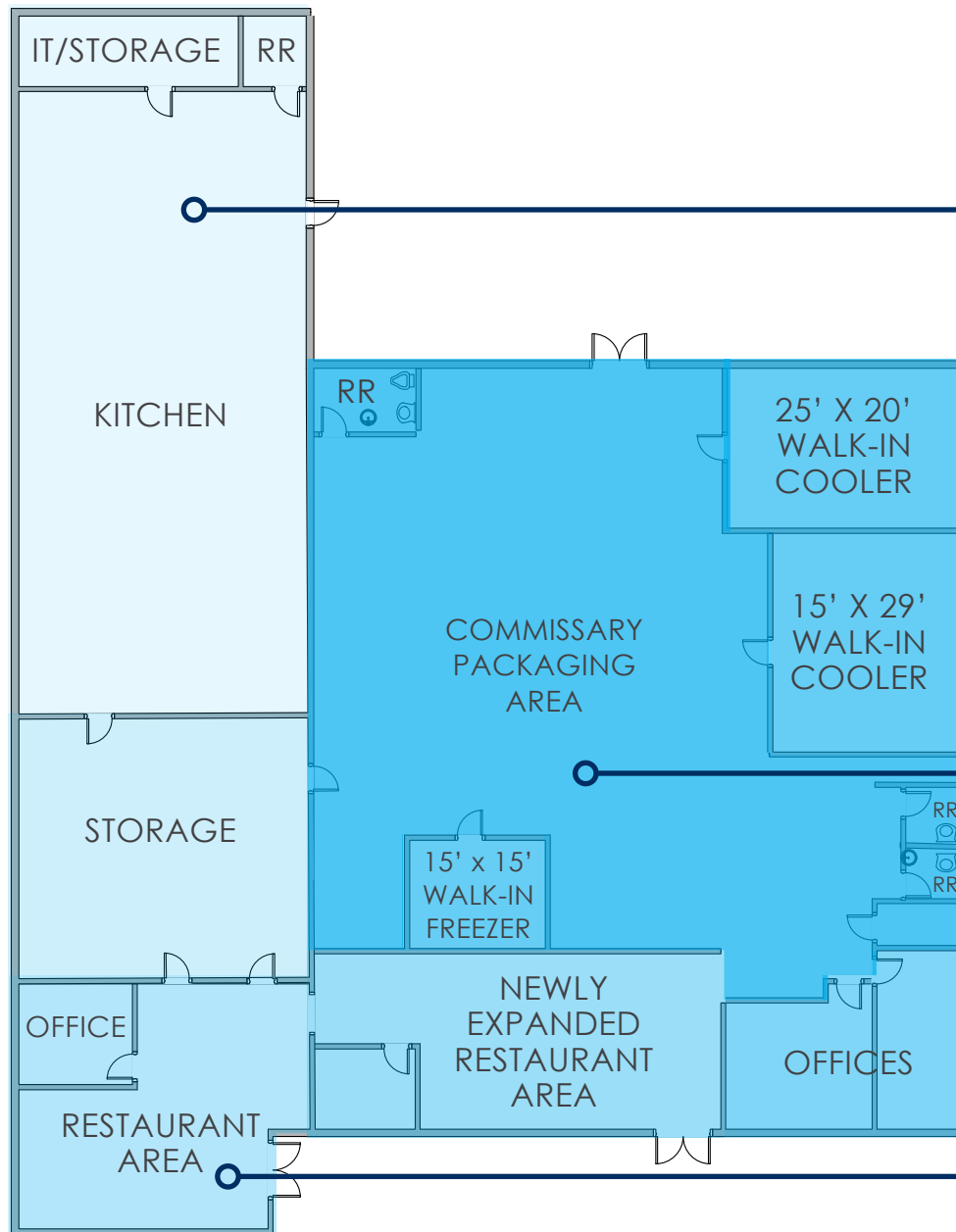
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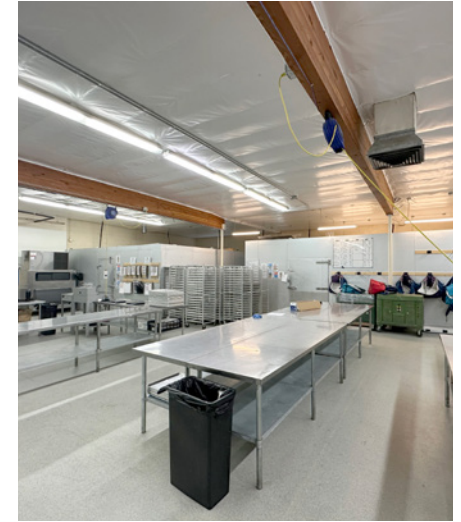
Floor Plan





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2601 S. 24th St. | Phoenix, AZ 85034 (SEC of S 24th St & E University Drive) **Commissary Photos**



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**Kitchen Photos**



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Aerial Map



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