



VALUE-ADD RETAIL / COMMERCIAL OPPORTUNITY

4409 W Indian School Rd
Phoenix, AZ 85031

\$995,000



MHG Commercial
Different. Driven. Dark Horse.

1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com

powered by My Home Group



Nicholas Skogen

VP Sales & Leasing
602-750-6986
nicholas@mhgcommercial.com



Nancy Silva

Realtor at My Home Group
(602) 386-8281
realtornancysilva@gmail.com



PROPERTY DETAILS

Positioned along a high-traffic corridor in West Phoenix, this property presents a compelling value-add investment opportunity for investors, owner-users, or developers seeking to reposition a well-located retail asset.

The existing structure offers a functional footprint with strong visibility, supported by monument signage and on-site parking. While the building requires a full interior renovation, this creates a rare opportunity to customize the space to suit a wide range of commercial uses and maximize long-term value.

APN	107-22-001-Y
Building size	4,760 SF
Lot size	0.307 Acres
Year built	1977
Zoning	C-1 – Commercial & Neighborhood Retail (City of Phoenix)

INVESTMENT HIGHLIGHTS

- True Value-Add Opportunity
- Ideal for investors looking to reposition an underutilized asset with significant upside potential
- Flexible Zoning (C-1)
- Allows for a wide variety of retail, office, and service-based uses
- High-Visibility Location
- Located on Indian School Road, a major east-west arterial with consistent traffic flow
- Existing Infrastructure in Place
- Building shell, parking, and signage already established, reducing development timeline
- Customization Potential
- Full interior renovation allows for tailored buildout to meet specific tenant or business needs
- Owner-User Opportunity
- Perfect for businesses seeking to design their own space while building equity



VALUE-ADD POTENTIAL

This property is best suited for a buyer with vision. The building will require a complete interior gut and renovation, making it ideal for:

- Retail repositioning or boutique storefront concepts
- Medical or service-based conversion
- Office or flex space redevelopment
- Owner-user customization
- Investor flip or long-term hold with stabilized tenancy

With the right improvements, the property can be transformed into a highly functional, income-producing asset in a growing submarket.

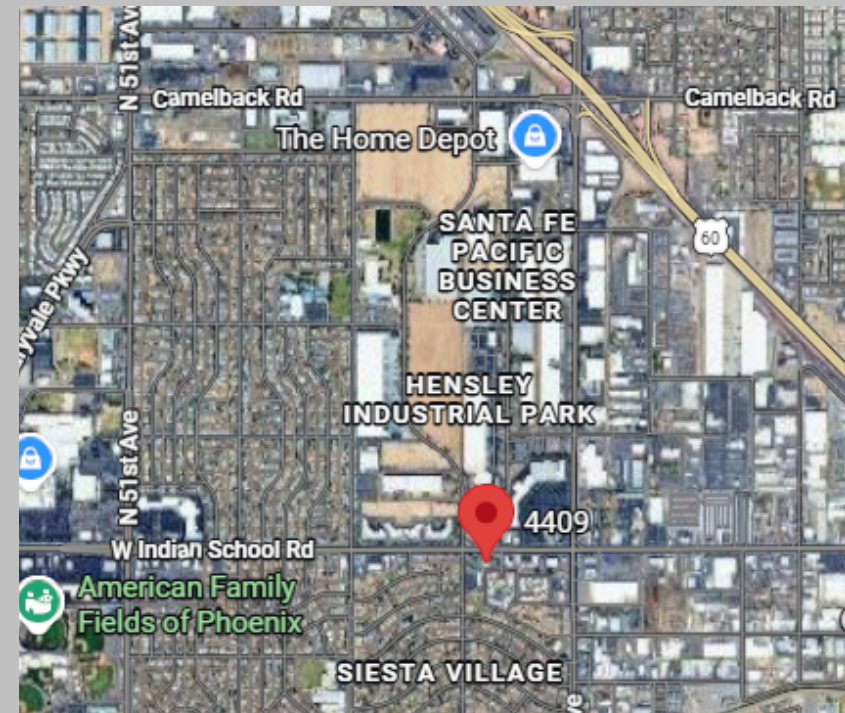


LOCATION OVERVIEW

Situated in the heart of West Phoenix, the property benefits from strong surrounding residential density and convenient access to major transportation routes. Indian School Road serves as a key corridor connecting multiple neighborhoods and commercial nodes.

Area Advantages

- High daily traffic counts along Indian School Road
- Dense surrounding population providing built-in customer base
- Proximity to major thoroughfares including Interstate 17 and Loop 101
- Established retail and service corridor
- Continued growth and reinvestment in West Phoenix





MHG Commercial

Different. Driven. Dark Horse.

1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com

powered by My Home Group

Exclusively listed by:



Nicholas Skogen

VP Sales & Leasing
602-750-6986
nicholas@mhgcommercial.com



Nancy Silva

Realtor at My Home Group
(602) 386-8281
realtornancysilva@gmail.com

MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.