

8545 N Black Canyon Highway

Phoenix, AZ 85021

- 1720 SF-Commercial C-1 Zoned Building
- Parking 7 spots with more street parking
- Conventional or Electronic Billboard opportunity/ Permit for 30 ft. Freeway  
Signage can be renewed
- Office Building has Full Kitchen with raised Desks around
- New Kitchen Counter Tops and Cabinets
- Full Conference Room
- 1-Open Floor Office
- 3-Full Private Offices
- 1-Full Bathroom, completely Remodeled.
- Remodeled Half Bath with Storage
- Comes with all furniture included
- Laundry Closet with Hook ups
- Cat 5 Electrical Wiring
- Security Cameras-Self Monitored or option to have it monitored
- Amazing Opportunity to invest in hard to acquire office building off the I-17  
Freeway where you get tons of exposure
- 4 lateral file cabinets
- 4 Desks with Chairs
- \*Small Desk in office won't convey

**April Keys, REALTOR**

**HOME SMART**

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