

For Sale

11123-11127 Nevada Ave.

Youngtown, Arizona 85363



Multi-Use 3,677 SF Building – Office, Shop, and Classroom in One
priced at \$700,000

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ROBERTA VOSS

Associate Broker
RE/MAX Professionals
602.697.0730 (cell)
623.362.3000 (office)
robertavoss@remax.net
www.thevossteam.com



RICK BIERS

Associate
RE/MAX Professionals
602.550.4753 (cell)
623.362.3000 (office)
rickbiers@remax.net
www.thevossteam.com



3,677 SF Office & Warehouse 10,500 SF Lot

This is a well-maintained Class C office/small warehouse property with flexible layout for owner-user or investment. Currently home to an HVAC company, this property combines office, warehouse, and training space in one versatile location. It could potentially be divided into 3 suites for multi-tenant investment use or owner will stay and leaseback if desired. Three abutting buildings with connecting doors. Includes approximately 1,567 sf of nicely finished professional office area with front reception and waiting area, 5 offices, conference room, kitchenette and bathroom. The rest of the space is a mix of open shop/parts area and a large classroom and storage room. 2 large doors for rear shipping/receiving with 3 front glass entry doors and small glass storefronts. The office space was recently renovated/updated. Ample parking and rear secured storage areas.

- **Modern Systems:** Central heating and cooling throughout, single-phase power, natural gas, Cox cable, and high-speed internet.
- **Parking & Access:** Recently resurfaced parking lot with 8 marked spaces along Nevada and 3 additional spaces at the rear.
- **Security:** Rear yard secured with steel fencing and gates.
- **Exterior Appeal:** Constructed of block with a front façade featuring decorative brown face block and painted stucco finish, accented by three individual glass storefront entrances with aluminum awnings.
- **Construction:** Built in 1955 with a flat built-up roof and concrete foundation; consistently maintained and updated in 2024.

