

Now Available! \$950,000

11011 W Buckeye Rd Cashion, AZ 85329



Where Vision Meets Opportunity

— Exclusively Listed By —



TALON LEWIS

Ironheart Commercial Real Estate


☎ (623) 633-3626

Talon@ironheartcommercial.com



A.I.R.E.

ARIZONA INTERNATIONAL
REAL ESTATE



ROSIE RIVAS

Ironheart Commercial Real Estate

☎ (623) 326-5772

✉ rosie@ironheartcommercial.com

A true blank canvas offering endless potential for transformation.

With the right vision and ownership, this two-story property presents an exciting opportunity to create something truly unique and impactful, with strong income potential. The second level offers flexibility for a VIP experience, private offices, or additional creative space..



Conceptual renderings created using AI to illustrate potential uses of the property. Actual buildout and use subject to buyer's design, approvals, and zoning.



TALON LEWIS
Ironheart Commercial
Real Estate

📞 (623) 633-5626

Talon@ironheartcommercial.com



A.I.R.E.

ARIZONA INTERNATIONAL
REAL ESTATE



ROSIE RIVAS
Ironheart Commercial
Real Estate

📞 (623) 326-5772

rosie@ironheartcommercial.com

Property Highlights:

Lot Size: 17,600 sqft
Building Size: 3,362 sqft
Restrooms Total : 2
Ample Parking

Maricopa Assessor Parcel #'s:
101-18-045
101-18-046



Positioned along Buckeye Road between Avondale Boulevard and 107th Avenue, this property sits within a high-activity corridor connecting Avondale, Cashion, and the rapidly expanding West Valley. The immediate area features a dynamic mix of restaurants, retail shops, entertainment venues, and established residential communities, driving consistent day and evening traffic. Surrounded by ongoing growth and development, the property is ideally situated to capture increasing demand and long-term upside. With strong visibility and convenient access to Interstate 10 and Loop 101, this location presents a compelling opportunity for investors or owner-users seeking to establish a high-performing concept in a growing market.



TALON LEWIS
Ironheart Commercial
Real Estate

(623) 633-5626

Talon@ironheartcommercial.com



A.I.R.E.

ARIZONA INTERNATIONAL
REAL ESTATE



ROSIE RIVAS
Ironheart Commercial
Real Estate

(623) 326-5772

rosie@ironheartcommercial.com

Ironheart Commercial Real Estate is a Phoenix, Arizona–based commercial real estate team operating under AIRE, an Arizona–licensed real estate brokerage. Ironheart Commercial provides full–spectrum commercial real estate services, including investment sales, owner–user representation, leasing, and advisory services throughout Arizona.

As a dedicated commercial team within AIRE, Ironheart Commercial is built around disciplined execution, market knowledge, and accountability. The team combines transactional experience with a practical, data–informed approach to advising clients and executing commercial real estate assignments. Ironheart Commercial operates with a focus on clarity, responsiveness, and alignment with client objectives.

The information and content contained in this Offering Memorandum ("OM") is proprietary and confidential. It is intended solely for use by the party in receipt and may not be reproduced, distributed, or disclosed to any other person or entity without the prior written consent of Ironheart Commercial Real Estate, a commercial real estate team operating under AIRE, an Arizona licensed real estate brokerage ("AIRE"). This OM has been prepared for the purpose of providing a preliminary summary to prospective buyers or tenants and to determine potential interest in the subject property. It does not constitute an offer to sell or lease, nor a solicitation of offers. The information contained herein is not a substitute for a complete and independent due diligence investigation. AIRE and Ironheart Commercial Real Estate have not made any investigation, and make no warranty or representation, express or implied, as to the accuracy or completeness of the information contained in this OM. Without limiting the foregoing, no representation or warranty is made regarding income or expenses, future financial performance, size or square footage, zoning or land use compliance, environmental conditions, presence or absence of hazardous substances, compliance with state or federal laws, physical condition of the property or improvements, or the financial condition, business prospects, or intended use of the property by any buyer or tenant.

All information contained herein has been obtained from sources believed to be reliable; however, AIRE has not verified, and will not verify, any of the information provided. AIRE has no obligation to update, revise, or supplement this OM. Prospective buyers and tenants must independently verify all information and bear all risk associated with any inaccuracies or omissions. By accepting this OM, the recipient acknowledges that AIRE and Ironheart Commercial Real Estate may represent the seller or landlord of the subject property and that no agency or fiduciary relationship is created with the recipient unless expressly agreed to in writing. To the fullest extent permitted by law, the recipient agrees to release and hold harmless AIRE and Ironheart Commercial Real Estate from any claims, costs, or liabilities arising out of the recipient's review of this OM or its investigation, purchase, or lease of the subject property, except to the extent caused by willful misconduct or fraud.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR ADDITIONAL INFORMATION.



TALON LEWIS
Ironheart Commercial
Real Estate

☎ (623) 633-5626

Talon@ironheartcommercial.com



A.I.R.E.

ARIZONA INTERNATIONAL
REAL ESTATE



ROSIE RIVAS
Ironheart Commercial
Real Estate

☎ (623) 326-5772

rosie@ironheartcommercial.com