

\$309,900

1806 W Sherman Street

Phoenix, AZ 85007

ZONED C-3



C-3

Commercial
Zoning

NEW

Roof System
& Drive Gates

FRESH

Interior &
Exterior Paint

BONUS

Rear Yard
Expansion Space

PROPERTY OVERVIEW

Zoned C-3 with a tremendous opportunity for an owner-user or entry-level investor at a great price point. Typical rents for this property type start at \$2,500 per month. The building features a front parking area with freshly painted interior and exterior, a new roofing system, and 2 new drive gates. Significant rear yard space available to add shipping containers or build a small warehouse for extra storage.

INTERIOR FEATURES

- Tile Flooring Throughout
- Private Full Bathroom
- Open Kitchenette
- Aluminum Windows
- Ceiling Fans
- Rear Patio

INVESTMENT HIGHLIGHT

Market rents starting at \$2,500/mo · C-3 zoning unlocks broad commercial use potential