

FOR SALE

3255 EAST WASHINGTON STREET
PHOENIX, ARIZONA 85034



INVESTMENT OPPORTUNITY

5,891 SQUARE FOOT FREESTANDING BUILDING

22,169 SQUARE FOOT LOT

Reception, Showroom, Conference Room, 8 Offices, Kitchen, 3 Restrooms

Fenced Yard

A-1 Zoning, City of Phoenix

400 Amps, 120/208 V, 3 Phase Power

10' X 10' & 14' X 10' Loading Doors

Grade Level Loading

8' x 8' Commercial Sign

Easy Access to I-10, I-17, Loop 202, & Sky Harbor Airport

On The Light Rail

Washington Street Frontage, Corner Lot

Tenant in Place, Lease Expiration 7/31/2027

\$1,325,475 Sales Price, \$225 Per Square Foot

Chad Neppi

Senior Vice President

602.695.4909

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Joe Cryan

Senior Associate

602.770.7769

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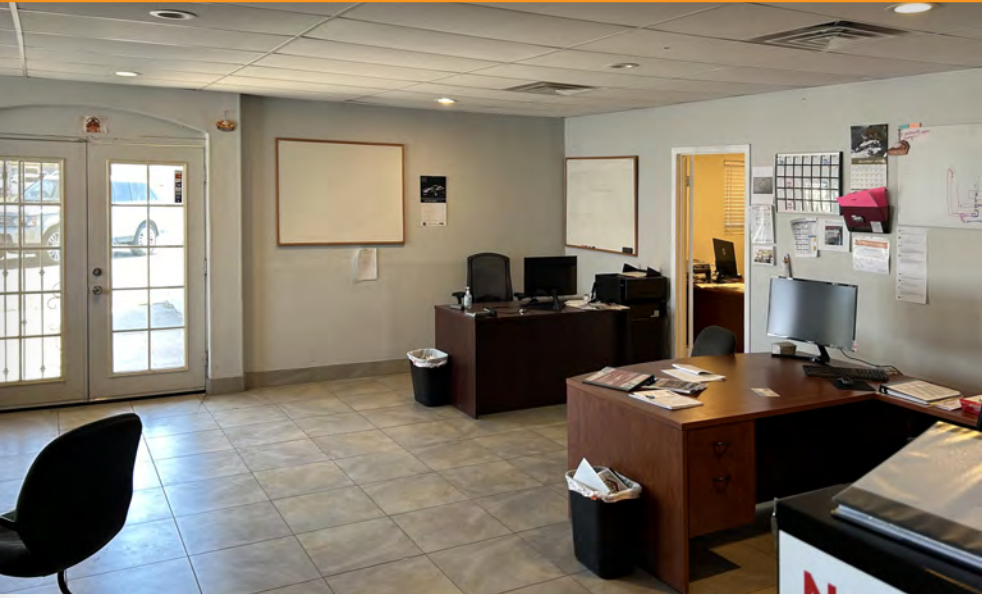
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COMMERCIAL REAL ESTATE

2122 EAST HIGHLAND AVENUE, SUITE 225 • PHOENIX, ARIZONA 85016 • 602.313.1000 • CITYWIDECRE.COM

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