



±9,250 SF FORMER CHURCH BUILDING

4312 W Osborn Rd | Phoenix, AZ 85031

AVAILABLE FOR SALE

For More Information, Please Contact:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiatz.com



FREESTANDING FORMER CHURCH FOR SALE

Located at the hard corner of W Osborn Rd and N 43rd Ave, this ±9,250 SF freestanding building offers exceptional visibility and versatility in the heart of Phoenix.

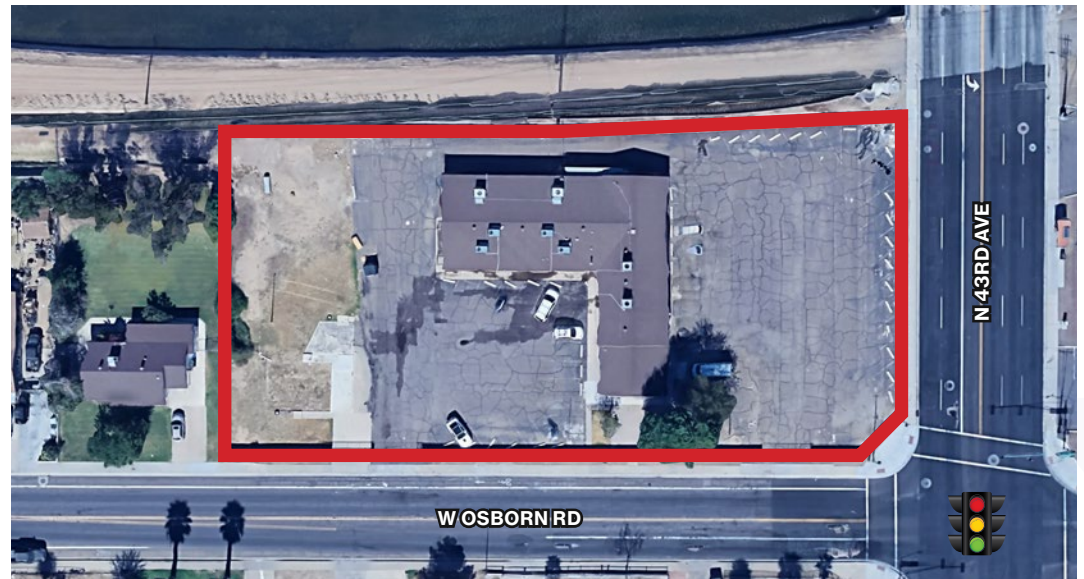
Formerly utilized as a church, the property features a functional two-story layout that includes a basement equipped with a full kitchen. The site sits on a spacious ±0.93-acre lot, providing ample room for a school operator to add an outdoor playground or for a growing congregation to expand the existing footprint.

Additional Highlights:

- High-visibility location with easy access
- Former church build-out featuring a full kitchen in the basement
- Large, fenced lot ideal for a playground or future development
- Perfect fit for a school, religious facility, or community center

PROPERTY SUMMARY

Address	4312 W Osborn Rd Phoenix, AZ 85031
Building Size	±9,250 SF
Year Built	1966
Floors	2 (Ground Floor & Basement)
Land Size	±0.93 Acres
Tenancy	Single Tenant
Sale Price	\$1,150,000 (\$124 PSF)



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PHOTOS



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