

2306 E WASHINGTON STREET, PHOENIX, AZ 85034

0.94 ACRE LOT

OFFERED AT

\$2,900,000



To get listing and finance info about this property, text LIST7064767 to 800.701.6509

ABOUT THIS PROPERTY

Almost 18,000 sq ft industrial building made up of offices, warehouse space, mechanics shop including 3 car lifts. All on almost an acre industrial lot. Very close to the airport, downtown Phoenix, the 1-10, 202, 1-17 and the 51 freeways, and close to the the light rail.



COMMERCIAL



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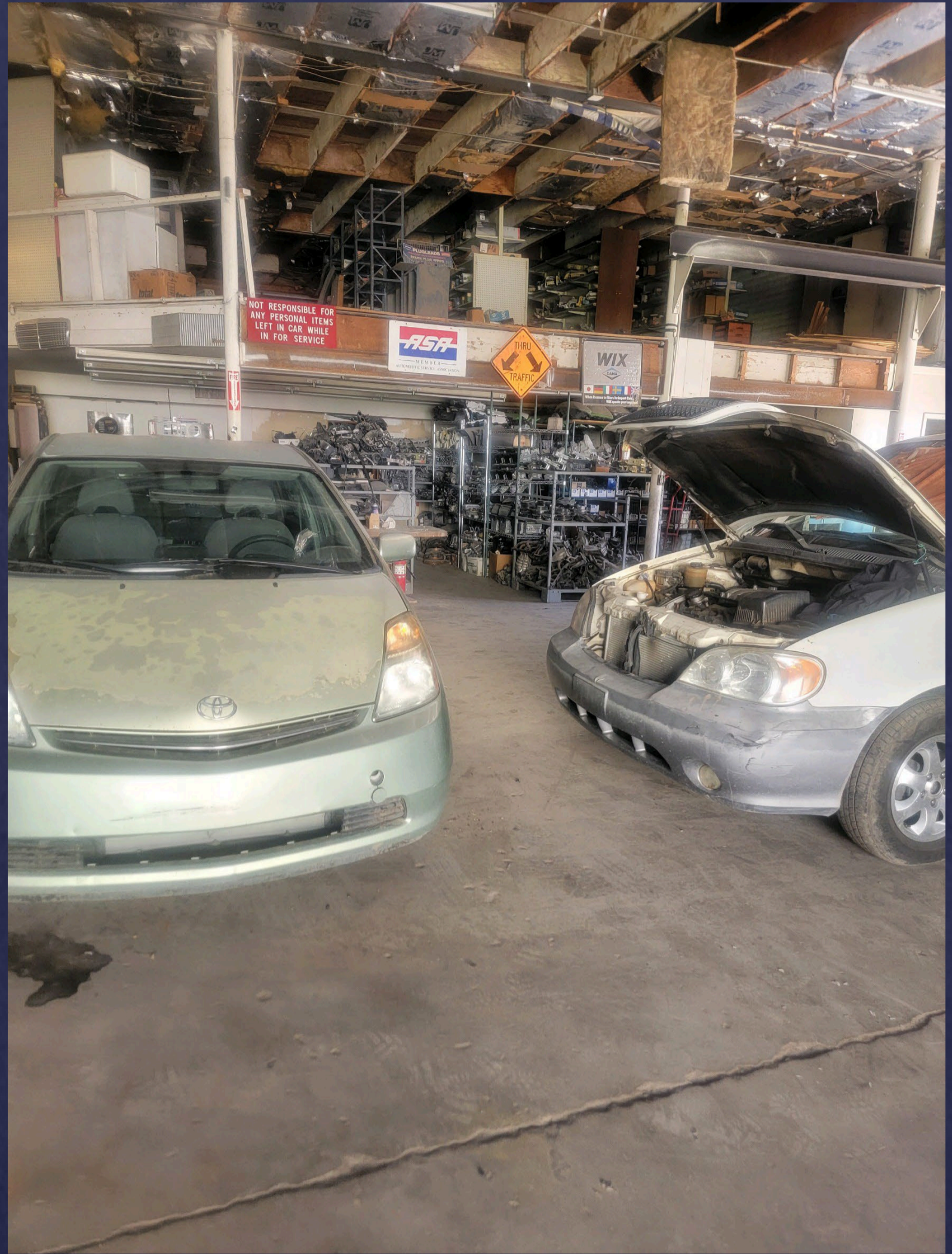
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Branch NMLS# 709491



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ListReports



Front Building



Back Warehouse





AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- | | | |
|---------------------|------------------|-------------------------|
| ATM
0.1 MI | GAS
0.1 MI | MEDICAL
0.3 MI |
| GROCERIES
0.6 MI | CLEANERS
1 MI | COFFEE
1.1 MI |
| PHARMACY
1.6 MI | GYM
1.7 MI | MOVIE THEATER
1.9 MI |



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 31 private schools and 42 charter schools within 5 miles.

- | | |
|---|--|
| 2 RATING
PK-3
WILSON PRIMARY SCHOOL
ASSIGNED | 4 RATING
4-8
WILSON ELEMENTARY SCHOOL
ASSIGNED |
| 5 RATING
9-12
PHOENIX CODING ACADEMY
ASSIGNED | |



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- | | |
|--|--|
| DOG PARK
FRIENDS OF HANCE DOG PARK
(2.9 MILES) | GOLF COURSE
PAPAGO GOLF COURSE
(4.2 MILES) |
| HIKING
HOLE-IN-THE-ROCK
(4.8 MILES) | LAKE
TEMPE TOWN LAKE
(5.7 MILES) |



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **161** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN 53	CAFES 10
FAST FOOD 24	COFFEE AND TEA HOUSES 10
MEXICAN 12	INTERNATIONAL 6
DELIS 12	PIZZA 5
ASIAN 11	OTHER 18
BARS 10	

