

# INVESTMENT/SALE

11126 W. WISCONSIN  
YOUNGTOWN, AZ 85363

**\$1,657,220 SALE PRICE**  
**(\$235 PSF)**

**OWNER OCCUPIED  
OR INVESTMENT**

**ALBRECHT & SON, LLC**  
**PAINTING & REMODELING**  
**623-933-4312**

- MULTI-TENANT: RETAIL / OFFICE / INDUSTRIAL
- MAY BE OWNER OCCUPIED
- CURRENT OWNER MAY LEASE BACK CURRENT SPACE
- 15,000 SF PROJECT

Murray Clarkson  
D 480.522.2768  
M 602.677.3867  
mclarkson@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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.

072525

# INVESTMENT/SALE

11126 W. WISCONSIN  
YOUNGTOWN, AZ 85363

\$1,657,220 SALE PRICE  
(\$235 PSF)

OWNER OCCUPIED  
OR INVESTMENT

## Industrial

- 3,137 SF with 1 ground level 10 x10 roll up door
- 887 SF first floor with rollup door + paint booth
- 2,250 upstairs with a bathroom
- Show room and office: 1,363 SF

## Retail

- End cap retail dentist: 1,276 SF
- Salon: 638 SF
- Retail vacant: 638 SF
- Bonus storage room with a rollup, electric, water only
- 7,052 SF bonus room



Murray Clarkson  
D 480.522.2768  
M 602.677.3867  
mclarkson@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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.

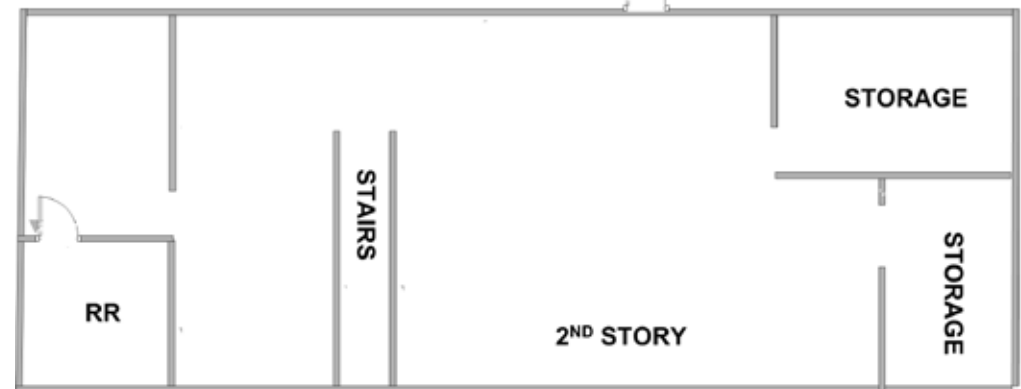
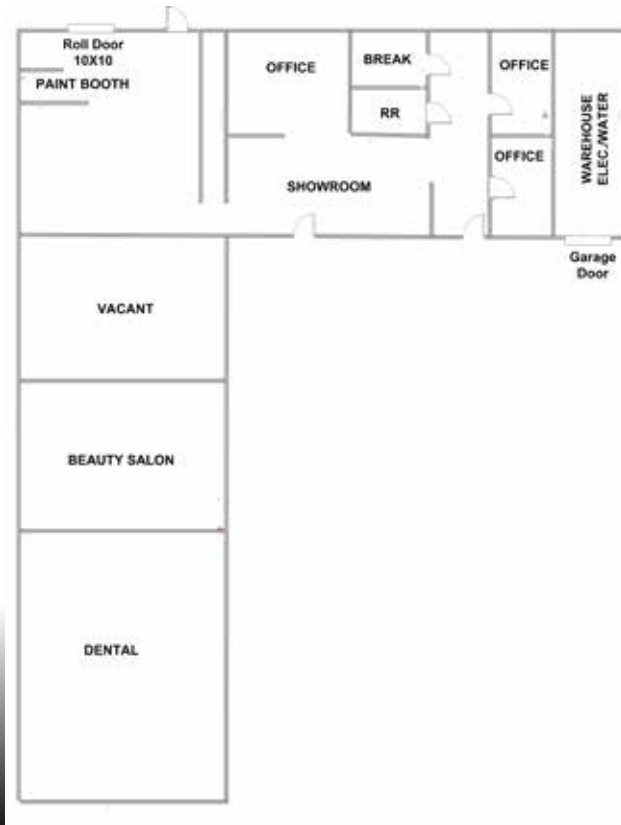
072525

# INVESTMENT/SALE

11126 W. WISCONSIN  
YOUNGTOWN, AZ 85363

**\$1,657,220 SALE PRICE**  
**(\$235 PSF)**

**OWNER OCCUPIED  
OR INVESTMENT**



## FLOOR PLANS

Murray Clarkson  
D 480.522.2768  
M 602.677.3867  
mclarkson@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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.

072525

# INVESTMENT/SALE

11126 W. WISCONSIN  
YOUNGTOWN, AZ 85363

**\$1,657,220 SALE PRICE**  
**(\$235 PSF)**

**OWNER OCCUPIED  
OR INVESTMENT**



Murray Clarkson  
D 480.522.2768  
M 602.677.3867  
mclarkson@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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.

072525



# INVESTMENT/SALE

11126 W. WISCONSIN  
YOUNGTOWN, AZ 85363

**\$1,657,220 SALE PRICE**  
**(\$235 PSF)**

**OWNER OCCUPIED  
OR INVESTMENT**



Murray Clarkson  
D 480.522.2768  
M 602.677.3867  
mclarkson@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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.

072525