

\$849,900
SELLER FINANCING!

4006 W VAN BUREN ST, PHOENIX AZ 85009



PROBUS
COMPANIES LLC



LEADINGRE
COMMERCIAL

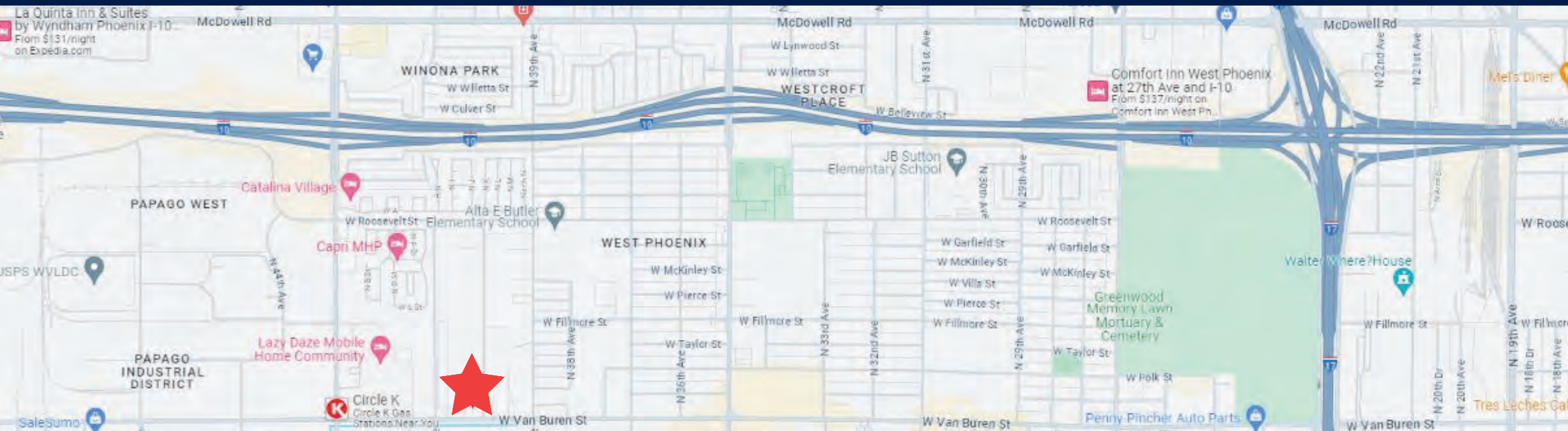
Tristan Paulino | Commercial Agent
tristanpaulino@longrealty.com | (323) 531-8448

Eric Forshee | Commercial Broker
eric@probusaz.com | (602) 350-6800

EXECUTIVE SUMMARY

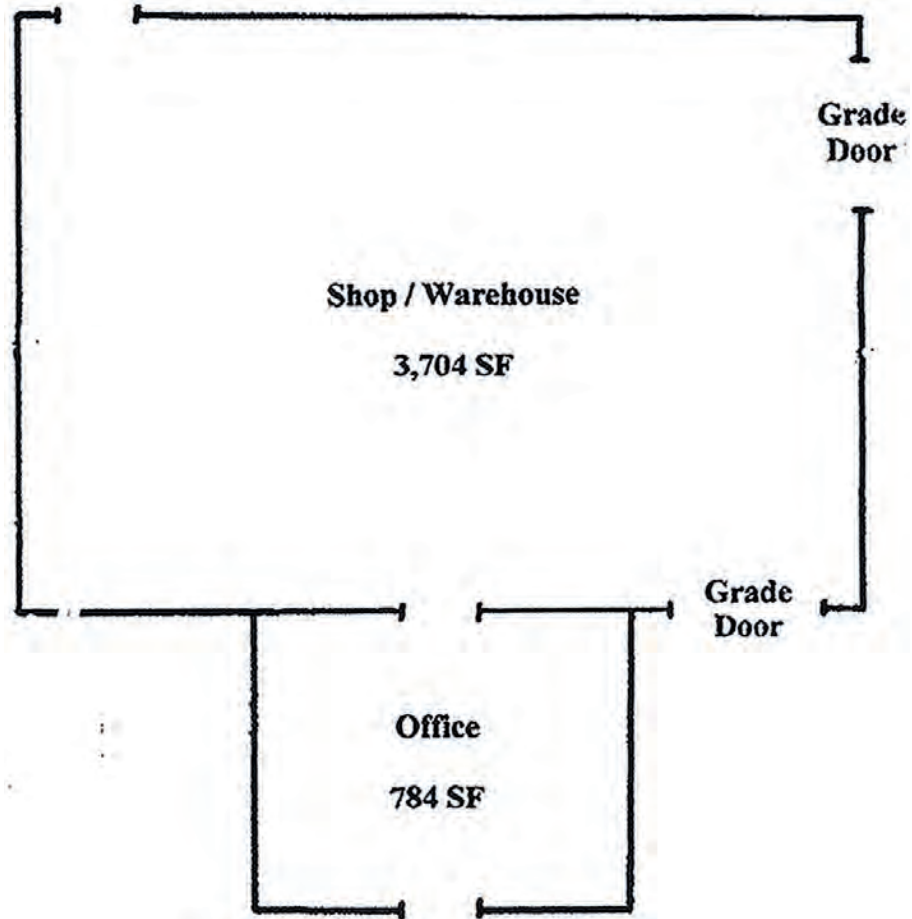
The building is currently leased to a church and is used as a revival and rehabilitation homeless shelter. The property location on Van Buren and the C-3 zoning make it ideal for automotive uses. Seller will carry up to 70% of the purchase price at favorable interest rates depending on Buyer credit status. Tenant will vacate prior to closing and remove all personal property.

- Sale Price: \$849,900
- Building Size: 4,488 sf
- Price PSF: \$189.37
- Zoning: C-3 Automotive and Industrial
- Year Built: 1960
- Renovated: 1985
- Construction: Masonry
- Power: 600a / 480v 3 phase
- HVAC: None
- Former Aerospace Machine Shop



TOURS BY APPOINTMENT ONLY | CALL TRISTAN FOR DETAILS | (323) 531-8448

FLOOR PLAN



RELEVANT SALES COMP

3707 W Harrison St, Phoenix AZ 85009

Sale Date: June 14, 2023



- Sales Price \$870,000
- Price /SF \$202.33
- Built 1969



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