

# CONTRACTOR'S OFFICE & WAREHOUSE WITH FENCED YARD

9835 N. 21ST AVENUE | PHOENIX, AZ 85021

**OPPORTUNITY ZONE!**



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# PROPERTY SUMMARY



**ASKING PRICE:**  
\$482,073 (\$129.00/SF)



**TOTAL BUILDING SIZE:**  
±3,737 SF



**OFFICE:**  
±2,572 SF



**WAREHOUSE:**  
±1,165 SF



**ZONING:**  
A-1, City of Phoenix



**PARKING:**  
15 total spaces  
4.00/1,000 SF



**PARCEL SIZE:**  
±13,803 SF



**APN #:**  
149-10-009V



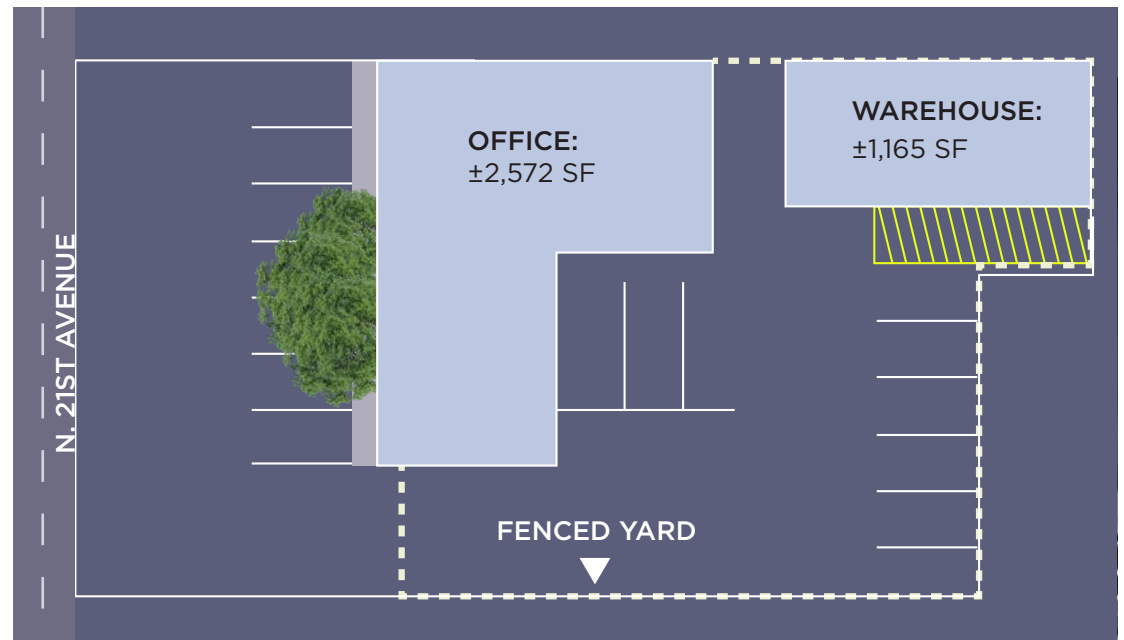
**POWER:**  
200-Amp 240-Volt

## OFFICE FEATURES

- Reception
- Conference Room
- Kitchen/Break Room
- 2 Restrooms
- 6 Private Offices

**Located in Opportunity Zone!**

## SITE PLAN















W. DUNLAP AVENUE

METROCENTER

KING INDUSTRIAL

W. MOUNTAIN VIEW ROAD

SITE

N. 23RD AVENUE

SUNSET INDUSTRIAL DISTRICT

N. 21ST AVENUE

W. CHERYL DRIVE



BLACK CANYON COMMERCE PARK





FOR MORE INFORMATION CONTACT:

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