



**Industrial and Office Building with Yard  
for Sale: \$1,500,000**

**4427-4431 N 27th Ave**

**Phoenix, Arizona 85017**

EXCLUSIVELY LISTED BY:

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# Aerial Map



# The Property

<b>Sale Price</b>	\$1,500,000
<b>Building Size(s)</b>	±9,733 SF
<b>Total Acres</b>	±2.21 Acres
<b>Zoning</b>	C-2 (City of Phoenix)
<b>Cross Streets</b>	27th Avenue & Campbell Avenue
<b>Pictures</b>	Ask for Photo Log

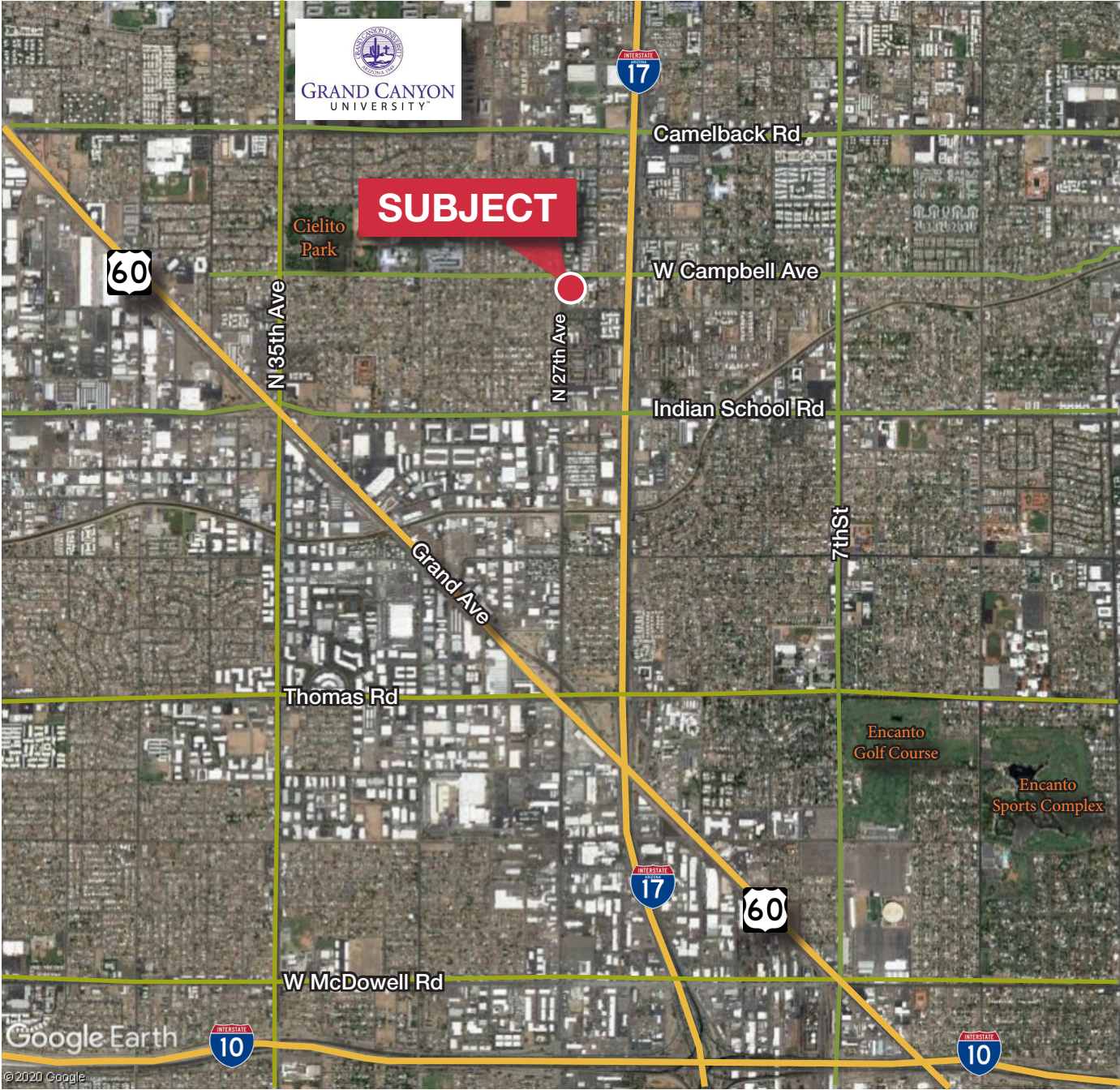
## Property Amenities & **Highlights**

- Two (2) commercial buildings: ±4,179 SF office building and ±5,554 SF shop/garage facility
- ±2.21 acre site with large fenced secured yard currently used for repossessed vehicles
- Secured storage yard area of ±1.20 acres
- Currently being used as an auto/equipment repossession business
- Office nicely built-out with private offices, bull-pin, and, kitchen area
- Shop/garage building has ±600 SF office and remainder of space with Evap cooled warehouse and 5 grade level doors
- ±18ft & ±12 ft. clear height in shop/garage bldg
- Power: 400amps 120/208 volts
- 42 striped parking spaces plus yard
- Possible multifamily redevelopment opportunity
- Potential for Automotive & Contractor yard uses
- Property can be subdivided
- C-2 zoned (City of Phoenix)
- 3/4 mile to Grand Canyon University
- Quick access - 1/2 mile to Full Diamond Interchange to I-17 freeway
- Property access from 27th Ave & Campbell Ave
- Property Taxes: \$31,343.76
- Traffic Counts: N 27th Ave: 23,352 VPP

W Campbell Ave: 2,776 VPD



# Area Aerial



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For More Information Contact:

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