

# FOR SALE

731 N 19th Ave | Phoenix, Arizona

## ±7,000 SF Office Building and ±14,000 SF Shop Situated on ±7.112 Acres



### ±7,000 SF Office Building

- Concrete block construction
- Five restrooms and two breakrooms
- Center courtyard
- Constructed 1978
- Covered parking

### ±14,000 SF Shop

- Pre-engineered steel construction with metal panel roofing and siding
- Constructed 1961
- High bay westside open shop
- ±6,175 SF (65'x95')
- Clearance ±19' to 24' in center drive through section
- Enclosed west bay ±2,470 SF (26'x95')
- East side shop
- ±5,000 three sided with three drive-in bays
- ±2,000 SF canopy extension
- Clearance 12' to 16'
- Electrical Service - APS  
120/208 Volts, 400 Amps
- Natural Gas - SW Gas Co.

### Additional Structures

- Modular office building
- Shop office building ±280 SF (14'x20') concrete block construction

### Site ±7.112 Acres

- Zoning - Primarily A-2 with a small portion on south boundary zoned A-1
- Partially asphalt paved (±35%) with crushed granite dispersed throughout the balance
- Fully fenced

WEST SIDE SHOP



Offered for sale at ~~\$2,450,000~~  
\$2,200,000 and \$1,995,000  
under specified conditons

See reverse side for aerial view and additional photos



For more information, contact:

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Situated on ±7.112 Acres



## Building Legend

- A Office Building
- B Covered Parking
- C West Shop
- D East Shop

Offered for sale at  
**\$2,450,000**

AERIAL VIEW



EAST SIDE SHOP



ATTRACTIVE OFFICE SPACE



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