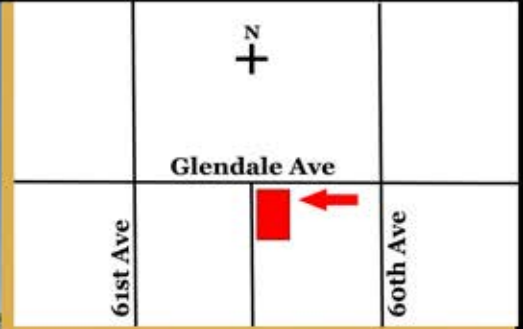


Fantastic Location in Old Town Glendale

6013 West Glendale Avenue, Glendale, Az 85301



Glendale City Hall is just down the street from the subject property, at the intersection of Glendale Ave, 59th Ave and Grand Ave (60). The traffic count is approximately 21,000 cars daily. Excellent curb appeal & sign exposure. Well know motorcycle shop. Owner occupies the space. *** Sets up well for retail. The interior walls can be removed. A special feature is a restroom with shower. Gated back lot can park @ 4-5 cars, plus front parking. Adjacent is a 10,000 square foot lot that is separately for sale **.

Old Town Glendale is one of the most popular tourist areas in Metropolitan Phoenix, with energy galore.

The store is minutes from the 101 freeway.

** Asking \$120,000 for land *** Asking \$49,000 for inventory

Asking \$219,950



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