



- **Ttl Apx SqFt Bldg:** 8,991
- **# of Buildings:** 2
- **Parking:**
Covered Parking Spcs: 0
Uncvrd Parking Spcs: 6
- **Current Use:**
Office
Warehouse
Retail

MLS #5726889

Listed by: Rimsza Realty

\$1,100,000

4610 N 7TH AVE, Phoenix, AZ 85013

ALSO SEE PARCEL 155-37-097-B. ACTUAL ADDRESSES ARE 4604, 4606 & 4610 N. 7TH AVENUE AND 708 W. HAZELWOOD. 7 AVENUE PROPERTY INCLUDES 3 STOREFRONTS. STOREFRONTS COULD BE OPEN OR DEVIDED. A MEASURED 7700 SQUARE FEET. HUGE OUTDOOR AREA USED FOR PARKING, EVENTS, ETC..NOW FULLY LEASED TO TWO FURNITURE BUSINESSES. HAZELWOOD IS A MEASURED 2000 SQUARE FEET WAREHOUSE WITH ROLL UP DOOR. TENANT WAS ALLOWED TO TAKE OUT WEST BLOCK WALL BETWEEN HIS BUILDING AND THIS LEASED BUILDING UNTIL TENANT MOVES AT THE END OF THE LEASE. POPULAR DESTINATION "MELROSE DISTRICT" AREA OF PHOENIX JUST A FEW SHORT BLOCKS FROM THE LIGHT RAIL.



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