



Gerchick Real Estate - I answer my PHONE

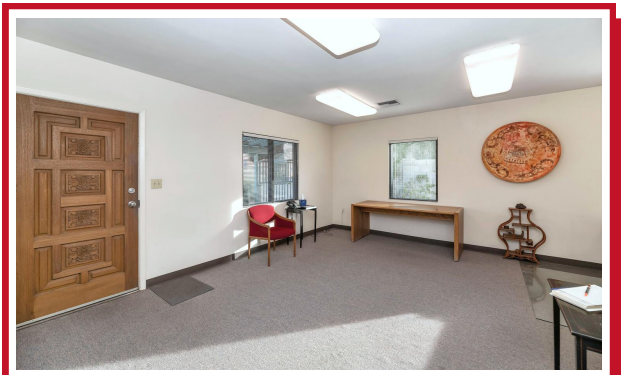
“Make the Market Work for YOU”™

Prime Office Space Available Now!

1119 W Indian School RD Phoenix, AZ

\$495,000

MLS# 6653736



HIGHLIGHTS

- Building Type: Office Building
- Number of Buildings: 1
- Building Class: B
- Topography: Flat
- Parking Surface: Asphalt Fenced
- Number of Parking Spaces: 8
- Parcel #: 110-10-007
- Property Square Footage: 1,116 sq ft
- Roof Type: Shingle
- Number of Floors: 1

Looking for a professional, modern office space in the heart of Phoenix, AZ? Look no further! We are thrilled to present this fantastic office listing at 1119 W Indian School Rd. With a generous 1,114 square feet of interior space and a spacious lot square footage of 6,345, this commercial property offers the perfect setting for your business to thrive.

Don't miss out on this incredible investment opportunity in the heart of the Melrose District in Phoenix, Arizona! Located at 1119 W Indian School, this well-maintained office building offers everything you need to start or expand your business. With a list price of \$495,000, this property is a steal.

Please note that the property is located in the trendy Melrose District, known for its eclectic mix of businesses and vibrant community. This location offers excellent visibility and access for your business.

Buyer to verify all facts and figures, ensuring that this property aligns perfectly with your business needs and investment goals.



CAP RATE: Vacant

Numbers:

Potential Rent PSF \$12.00

Really a special building. The Office next door (1123 W Indian School) is currently vacate and can be purchased as well.

Fenced Private Covered Parking
All work done with permits
Excellent use would be for service industries



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