

NEWER 6-BAY AUTOMOTIVE SERVICE BUILDING FOR SALE

4343 W Camelback Rd. Phoenix, AZ 85031

- Located on PAD adjacent to Home Depot parking lot.
- Absolutely priced to sell, \$499,000 Price.
- Flexible building which would adapt to many uses.

PROPERTY DETAILS

Constructed in 2007, the 6-bay automotive repair center has approximately 3,764 SF of area on a parcel of ±12,197 SF (.28 acres).

The building features 6 grade level roll-up doors, [(4) 10'X10' and (2) 10'X12']; a clear height of approximately 16'; 2 restrooms, and approximate 15% office. The property is zoned PAD, City of Phoenix.

Tom Semancik
(D) 480.966.0419
(M) 602.989.3616
tsemancik@cpiaz.com



Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

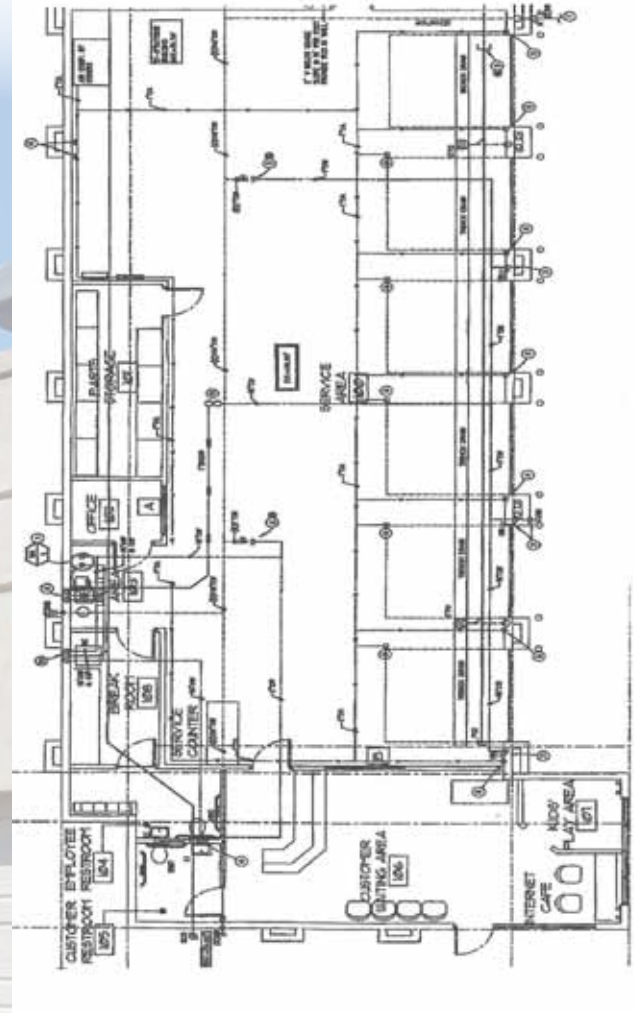
NEWER 6-BAY AUTOMOTIVE SERVICE BUILDING FOR SALE

4343 W Camelback Rd. Phoenix, AZ 85031

±3,764 SF Building on 0.28 Acre Parcel Available For Sale: \$499,000



Aerial



Site Plan

DEMOGRAPHICS:

RADIUS	1 Mile	3 Mile	5 Mile
POPULATION:	17,267	225,991	527,386
AVG. HH INCOME:	\$39,790	\$39,729	\$45,469

TRAFFIC COUNTS:

- Camelback & 45th Ave: 26,500 VPD
- 43rd Ave & Highland: 28,211 VPD
- Camelback & 40th Dr.: 33,725 VPD
- Grand Ave & 47th Ave: 30,113 VPD

Tom Semancik
 (D) 480.966.0419
 (M) 602.989.3616
 tsemancik@cpiaz.com



Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy, however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.