

# WOLF

## REALTY, INC.



14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840  
Phone: (602) 843-5200 • FAX: (602) 843-5718

### FOR SALE

## 6832 N 24<sup>th</sup> Drive

## Phoenix AZ. 85015

- APN: 156-08-002
- Zoned C-2
- Parking 25 Spaces,
- 100% occupied
- 7.2% Cap rate
- Separate utilities
- Minimal Landscaping
- Zoned C-2
- Remodeled 1998
- Owner occupied since 1999
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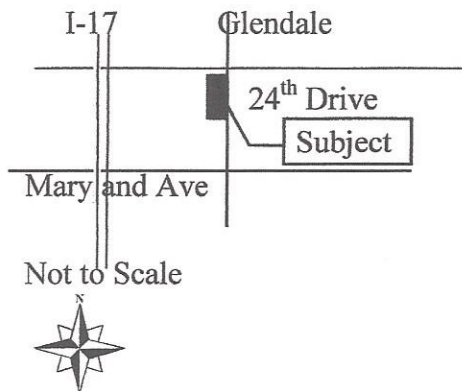


**OFFERED AT \$325,000**

**\$85.50/ sqft**

Three freestanding buildings for a total of 3802 square feet on one parcel. All under lease with long term tenants.

Ample parking and minimal landscape make ownership easy. Each building has separate utilities, APS, Southwest gas, and City of Phoenix water/sewer. Easy access to I-17 at Glendale Avenue. Close to support services, entertainment, shopping, and lodging.



For Details and Showings Call:

**Scot E. Hall**

**Wolf Realty, Inc.**

**14021 N. 51<sup>st</sup> Ave. #114**

**Glendale, AZ 85306-4840**

**Phone (602) 843-5200**

Information furnished is from sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is submitted subject to errors and omissions, change in price, sale, financing and/or withdrawal without notice.





# Map





