

# 10702

**W PEORIA AVENUE  
SUN CITY, AZ 85351**  
*Peoria Ave & 107th Ave*

**Reduced Price: \$650,000**  
**Lease Rate: \$13.00 PSF/NNN**



## Office Building for Sale/Lease

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. Offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
12 18 19

**Tyson Breinholt**  
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**COMMERCIAL PROPERTIES INC.**

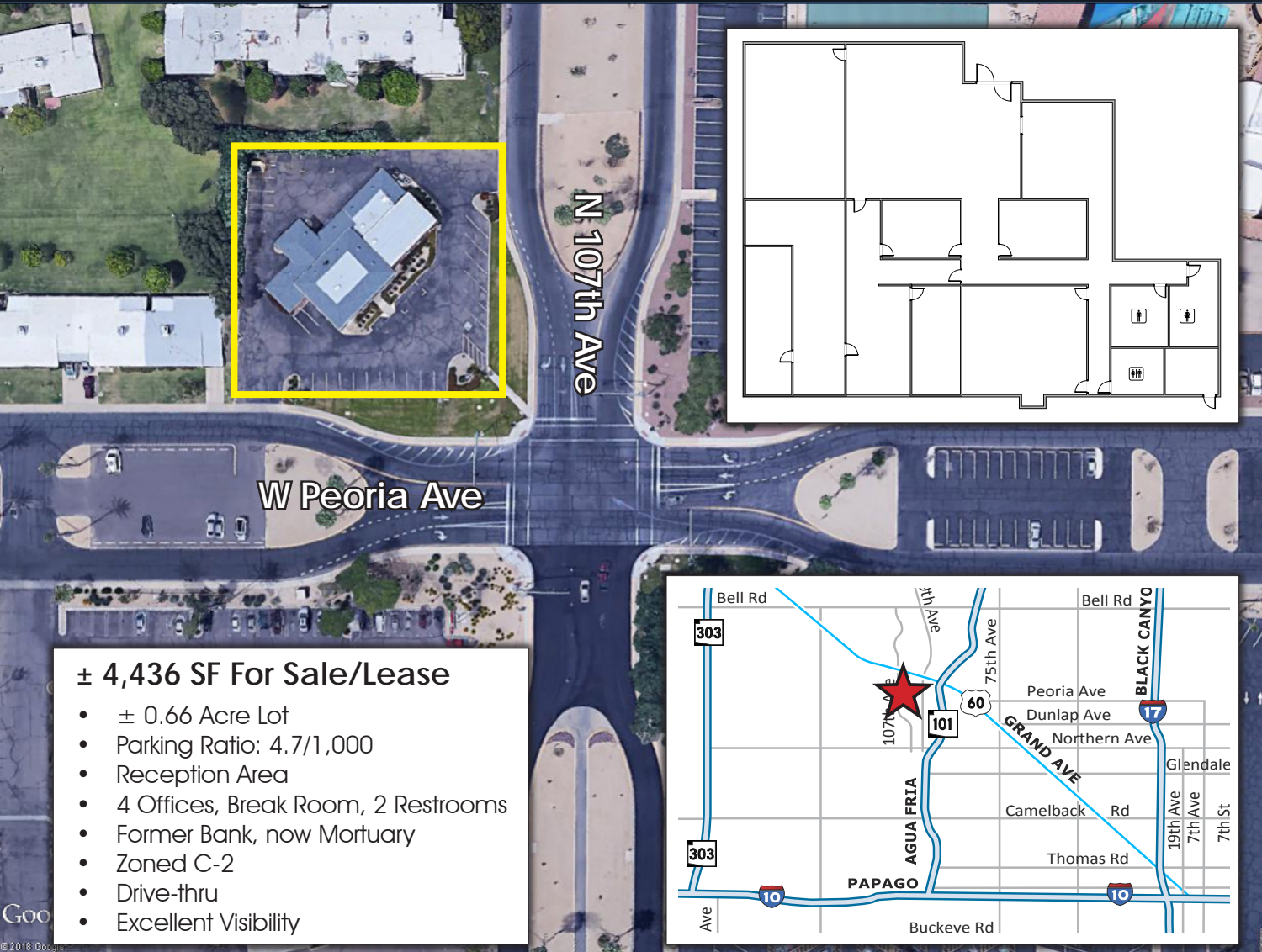
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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

# 10702 W PEORIA AVENUE SUN CITY, AZ 85351

Peoria Ave & 107th Ave

**Reduced Price: \$650,000**  
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- ± 4,436 SF For Sale/Lease**
- ± 0.66 Acre Lot
  - Parking Ratio: 4.7/1,000
  - Reception Area
  - 4 Offices, Break Room, 2 Restrooms
  - Former Bank, now Mortuary
  - Zoned C-2
  - Drive-thru
  - Excellent Visibility



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