

PRICE REDUCTION: \$245,520.00



MEDICAL/OFFICE BUILDING FOR SALE OR LEASE 3525 W. CALAVAR RD PHOENIX, AZ 85053



FEATURES

- ±2,232 SF Freestanding Building For Sale or Lease
- Sales Price: ~~\$350,000.00~~ - **\$245,520.00**
- Lease Rate: \$3,600.00/ Month/ GRS
- Built 1982
- 100% A/C Throughout The Building
- ±16,575 SF Lot Area
- APN: 207-11-538-D
- Zoning: C-1, City of Phoenix
- 2018 Property Taxes \$6,047.64
- Crossroads: Thunderbird Rd & 35th Ave

KEITH CLARK

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DAVE DIXON

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COMMERCIAL PROPERTIES INC.

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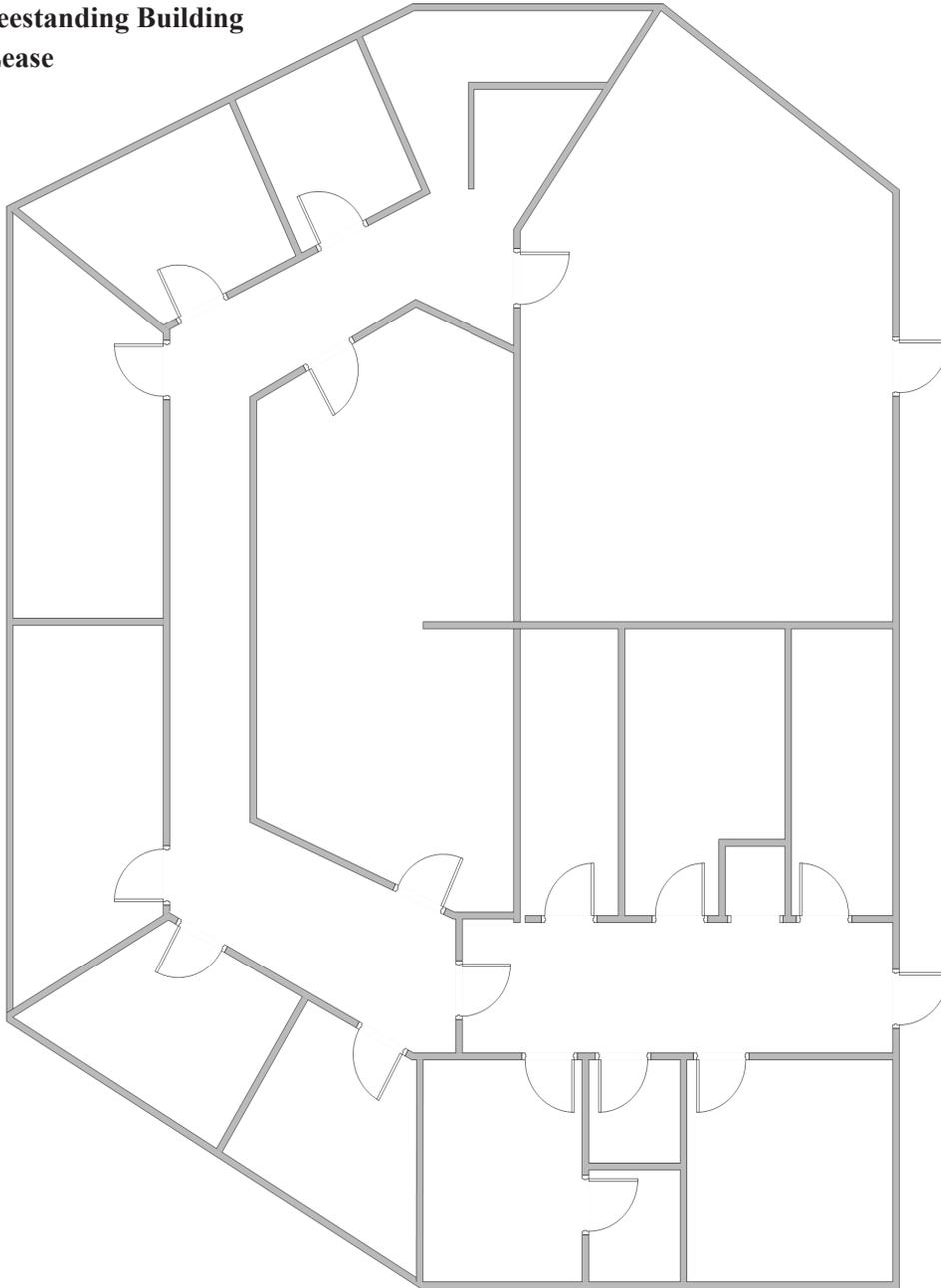
**Tours By Appointment Only*

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. Effective 07 27 19

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Floor Plan

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