

**±7,100 SF ON 0.60 ACRES OF C-3 FOR SALE**

1620 S 27th Ave  
Phoenix, AZ 85009



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**MAX SCHUMACHER, SIOR**  
480.214.9403  
Max@RGcre.com

**PATRICK SHEEHAN, SIOR**  
480.214.9405  
Patrick@RGcre.com

**JACK HANSEN**  
480.214.9421  
Jack@RGcre.com



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## Site Information

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### Site Features:

- Fully Paved Yard (Approximately ½ Concrete, ½ Asphalt)
- Monument Sign Included
- New Exterior Paint
- Newly Sealed Elastomeric Roofs
- Newly Resealed Asphalt
- C-3 Zoning
- Frontage on 27th Ave
- Natural Gas
- Sales Price: \$1,330,000

### Building A (South Building)

- 5,000 SF
- Three (3) Roll Up Doors. (10' X 10', 12' X 12', 12' X 10')
- 14' Clear Height
- Two (2) Private Offices, Reception Area, and Two (2) Restrooms
- Bonus Mezzanine (+/- 1,000 SF) NOT Included in SF

### Building B (North Building)

- 2,100 SF
- One (1) Grade Level Roll Up Door. 12' X 10'
- 10' Clear Height
- One (1) Private Office and One (1) Restroom

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.





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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE



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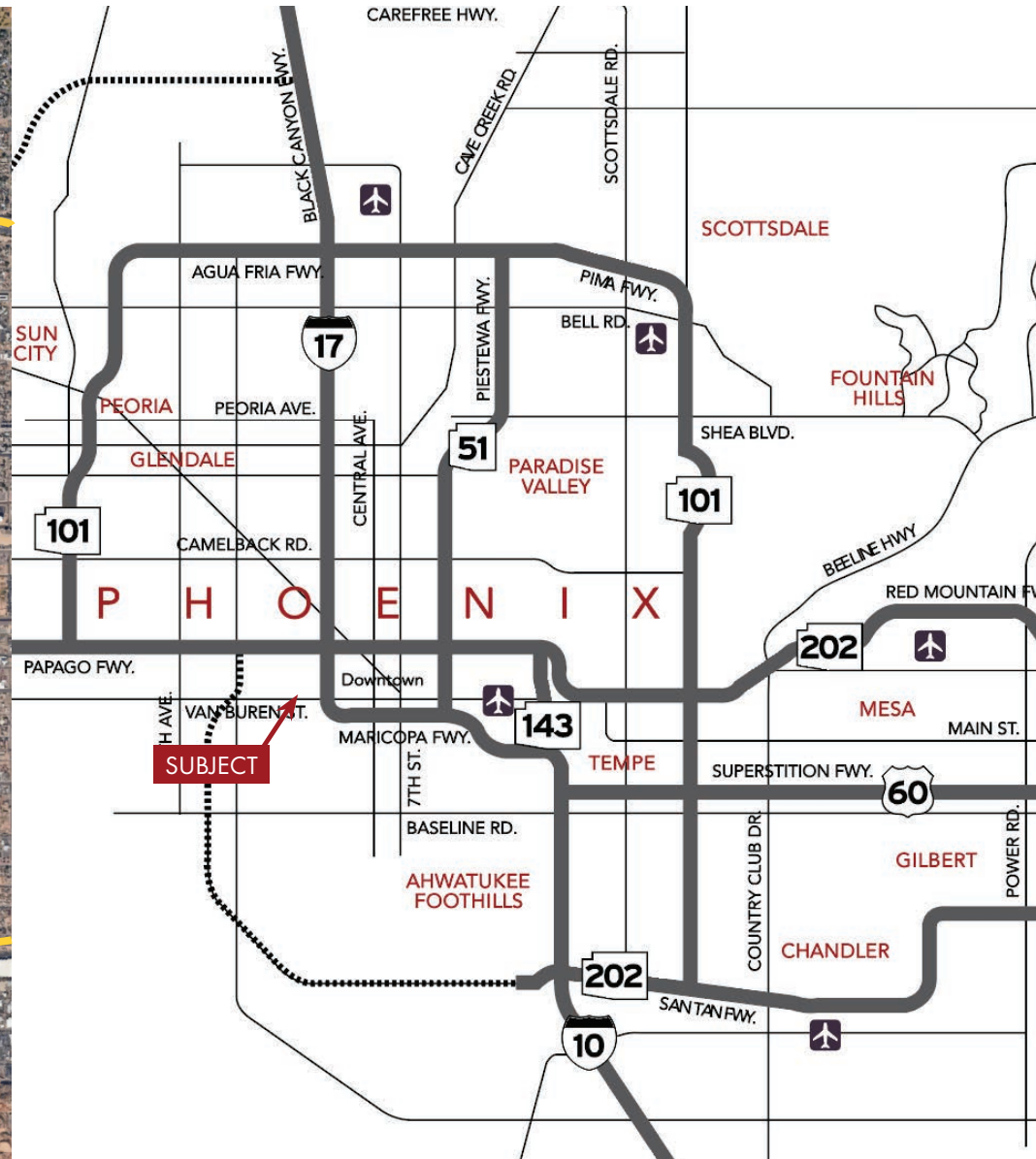
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