

MARCO DRAPERIES BUILDING

SEc 43rd Street & Bell (4305 E.), Phoenix, AZ

Retail Building For Sale

UNPRICED- SUBMIT OFFER



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

MARK REIN

480-214-9414
Mark@RGcre.com

OUR
20TH ANNIVERSARY
1993-2013
YEARS

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Owner will consider:

1. Selling the property
2. Leasing the property



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R&G

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Property Overview

Price:	Unpriced- submit offer
Building Area:	8,952 sq. ft.
Parcel #:	215-20-004A
Zoning:	C-1, City of Phoenix
Land Area:	43,689 sq. ft. (1.0 acre)
Owned Parking:	24 spaces (2.7 per 1,000)
Year Built:	2008
2013 Taxes:	\$25,739.78

This is an ideal owner/user building that was built by the current owners for their own business. High quality 2008 construction with many features like a brick paver parking lot, tile, stone & metal fascia enhancements and upgraded restrooms that you would probably only see in a building custom built for the owner's own use. Large upgraded display windows, high-end architectural design and landscaping with excellent access, exposure and traffic count on Bell Road. CVS Pharmacy is adjacent to the subject on the east side and there is an existing driveway that could be cut through between the properties to share traffic. The building could be easily configured for two tenants and there currently is a demising wall in place.

The property is being offered for sale or lease. Please contact Mark Rein for pricing guidance. Please contact Jake Ertle at 480-214-9419 for leasing information.

Demographics (2014)

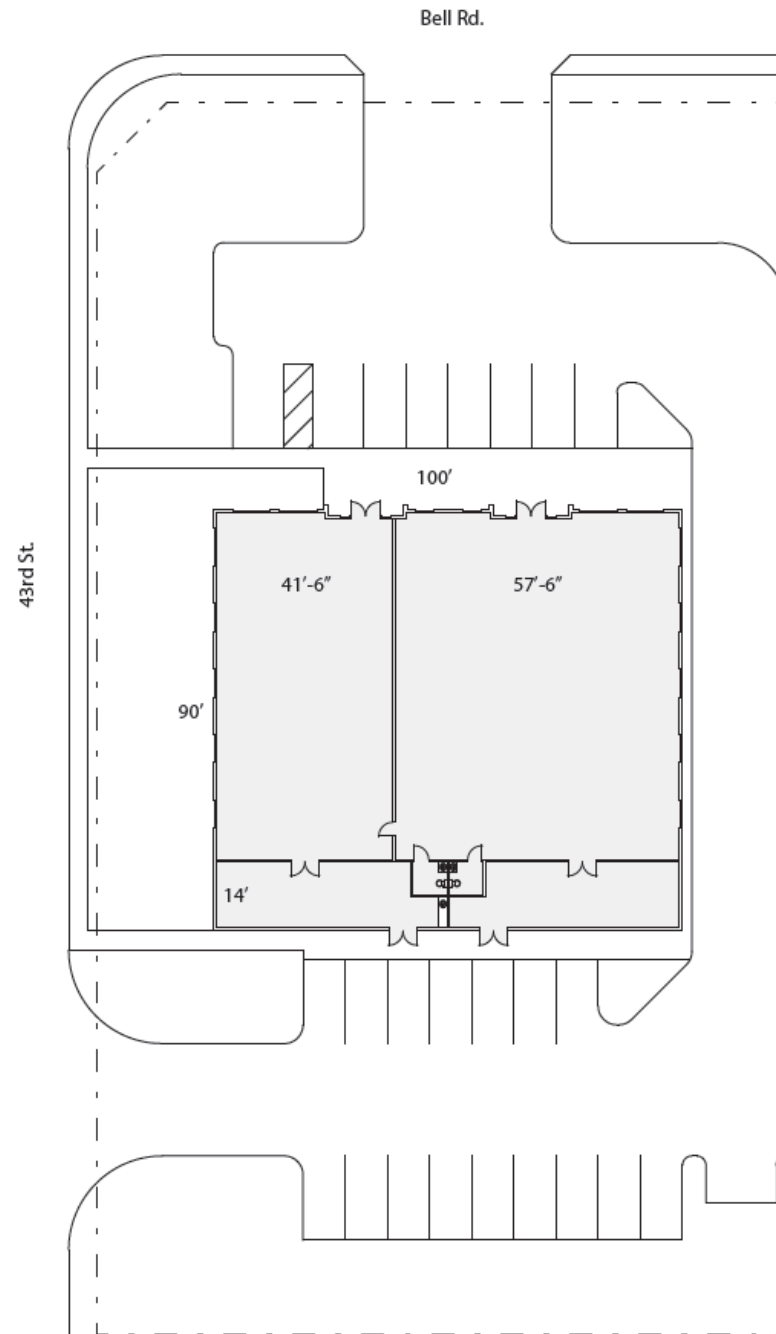
	1-mile	3-miles	5-miles
Population:	14,860	123,997	254,811
Avg. Household Inc.: \$	78,897	73,073	80,397
Total Households:	5,697	46,583	99,900
Complete demographics are available upon request.			

Traffic Count (2011)

Bell Road:	33,000 VPD
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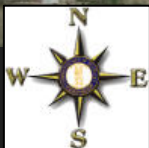
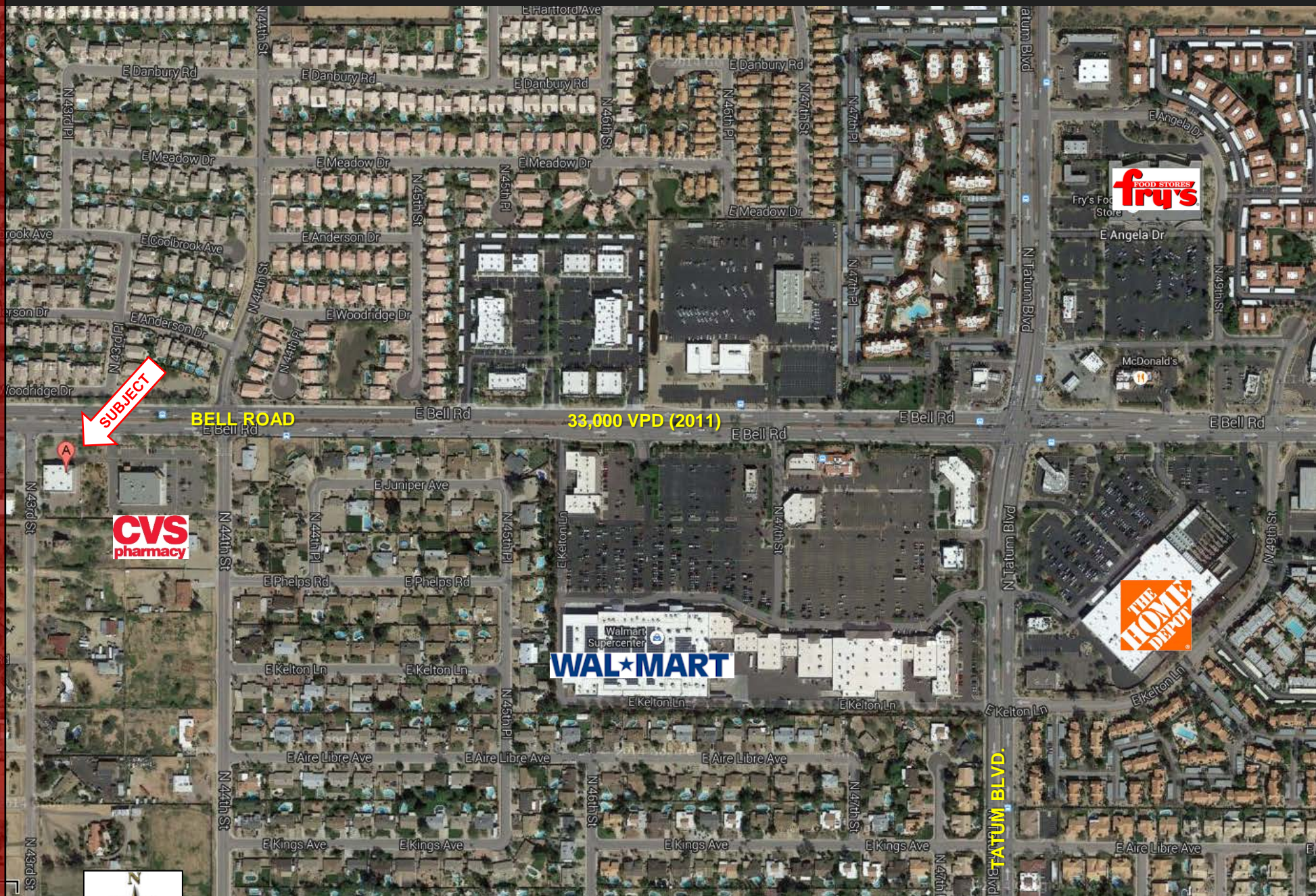
This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.





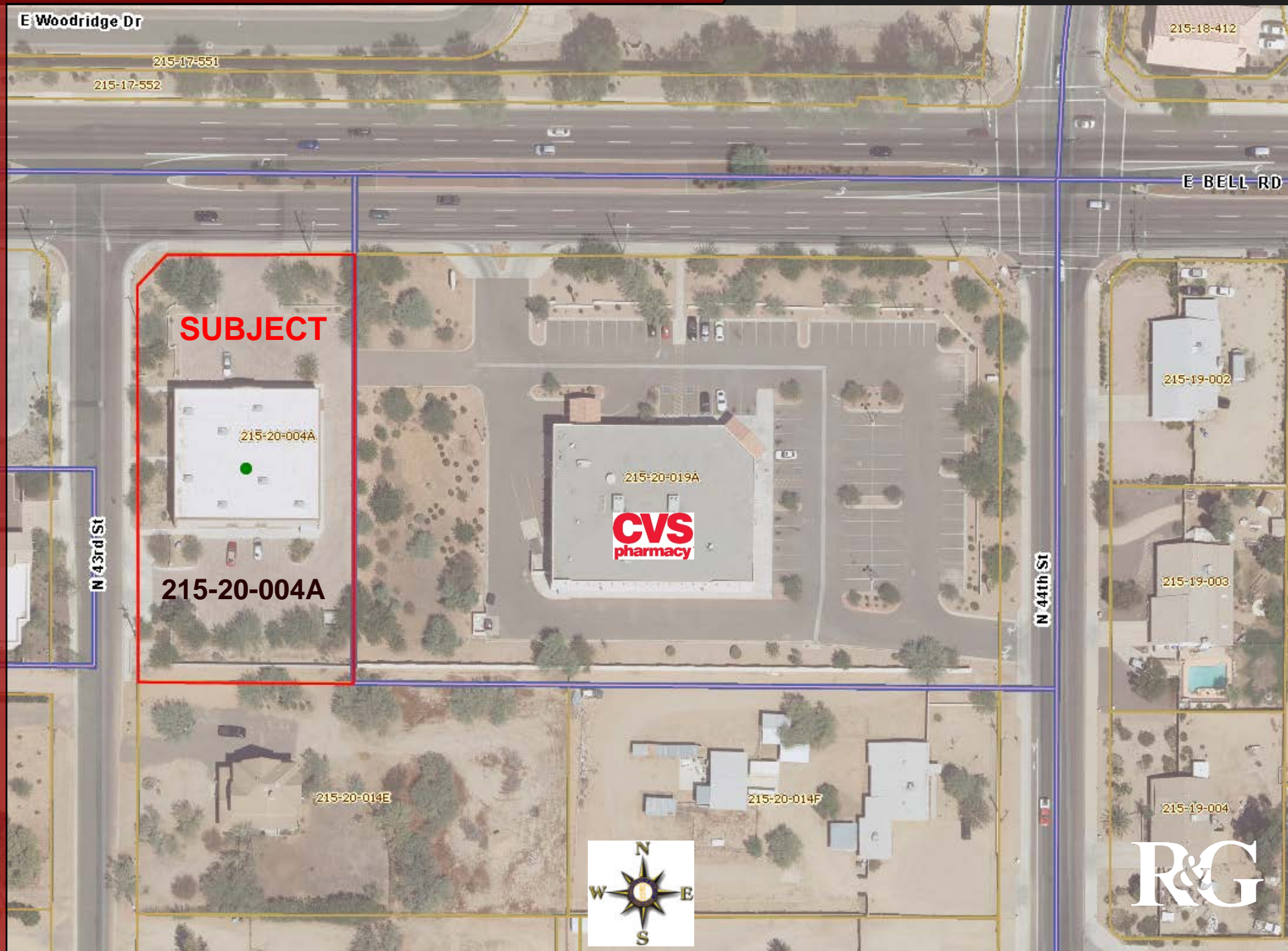
4305 E. BELL RD. PLAN
dimensions are approximate





AERIAL PHOTO





DISCLAIMER, CONFIDENTIALITY & NON-CIRCUMVENTION

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