

**3408 S 1<sup>st</sup> Ave**

STREET ADDRESS	<u>3408 S 1<sup>st</sup> Ave</u>	BUILDING SIZE	<u>+/- 1,410 SF Office/House</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85041</u>	AVAILABLE SQ.FT.	<u></u>
MAJOR X-ROADS	<u>Central Ave &amp; Broadway Rd</u>	DIVISIBLE	<u></u>
YEAR BUILT	<u></u>	LAND SIZE (ACRES)	<u>0.62</u>
		ZONING	<u>A-1</u>

**BUILDING SPECIFICATIONS**

CONSTRUCTION	<u>AMP</u>	GRND. LEVEL	<u></u>
CLEARANCE	<u></u>	DOCK HI(#)	<u></u>
ROOF TYPE	<u></u>	TRUCKWELL	<u></u>
SKYLIGHTS	<u></u>	CRANES	<u></u>
RESTROOMS	<u></u>	RAIL	<u></u>
DIMENSIONS	<u>48' x 30'</u>		

**NOTES** +/- 1,410 SF Office/House

**OFFICE SPECIFICATIONS**

SQ. FT.	<u></u>	# OFFICES	<u></u>	MEZZANINE	<u></u>
AIR COND	<u></u>	HEAT	<u></u>	RESTROOMS	<u></u>

**LAND**

DIMENSIONS	<u>203' x 134</u>
YARD	<u>25,700 SF</u>
PARKING	<u></u>

**UTILITIES**

POWER CO	<u></u>
GAS CO	<u>SWG</u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

SPECIAL FEATURES

**LEASE INFO**

PRICE	<u>\$1,900.00/Mo</u>
TYPE	<u>NNN</u>
SUBLEASE	<u></u>
MSTR LEASE EXP	<u></u>

**SALE INFO**

PRICE	<u>\$495,000.00</u>
PRICE/SQ.FT.	<u>\$18.33</u>
TERMS	<u></u>

**TAXES**

AMOUNT	<u>\$1,041.82</u>
YEAR	<u>2007</u>
RATE	<u></u>
VALUE IMPROV.	<u>\$</u>

PARCEL NUMBER 113-03-015

**INSPECTION & POSSESSION**

NAME **Benjamin L. Johnson**  
 PHONE NUMBER (602) 575-2318  
 FAX NUMBER (602) 575-2338  
 EMAIL Ben.johnson@daumcommercial.com  
 WEB SITE www.daumcommercial.com

NAME **Carl K. Johnson, SIOR**  
 PHONE NUMBER (602) 575-2317  
 FAX NUMBER (602) 575-2337  
 EMAIL Carl.Johnson@daumcommercial.com

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