



2777 East Camelback Road, Suite 230
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COMMERCIAL ADVISORS

812 SOUTH 6TH AVENUE - Phoenix, AZ 85003

Great Opportunity for a Charter School



812 SOUTH 6TH AVENUE West Sherman St & South 6th Ave



Fully Built-Out School for Sale or Lease in Phoenix

Lot Size 37,242 SF

Building Size +/- 9,816 SF

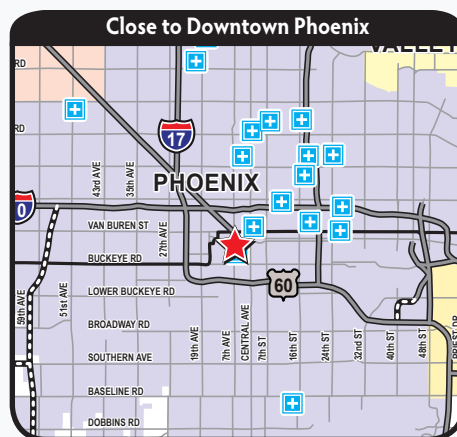
Purchase Price \$699,000.00

Lease Rate \$8.00/SF NNN (Triple Net)

Annual Increases 3%

Tenant Improvements Negotiable

Parking Ample



AMENITIES

- Fully built-out school, recently occupied
- Great opportunity for a charter school
- May be converted to a behavioral health facility
- Close to Phoenix Memorial Hospital
- Proximate to downtown Phoenix core
- New HVAC installed in 2010
- Property has fully functional playground including basketball court, swings, slides and covered play area
- Entire property is fenced, secure and nicely landscaped



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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