

Goodyear AZ - Redevelopment property in an OPPORTUNITY ZONE



High visibility commercial/flex site in Goodyear, AZ
Northwest corner of Litchfield Rd & Yuma Rd, Goodyear
AZ. 73,158 sf on 6.47 acres. Built 1959-1979. Zoned
C-2. Goodyear may consider rezone to allow Flex or
Light Industry.
Exclusively offered at \$2,450,000 or \$33.50 psf.



Contact George Quinif
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Neighbors include Phoenix Goodyear Airport - Flite Arizona Business Park, Cavco, Chuy, Liberty, Pro Logis, LGE, Cookson Door, Microsoft. Goodyear City Hall 1 mile north. Anchor space rebuilt 2006 and never occupied. All suites individually metered w/ A/C. Ample parking. Two truck wells, roll up doors. In an Opportunity Zone. Great tax advantages in rehab and ownership of this property.

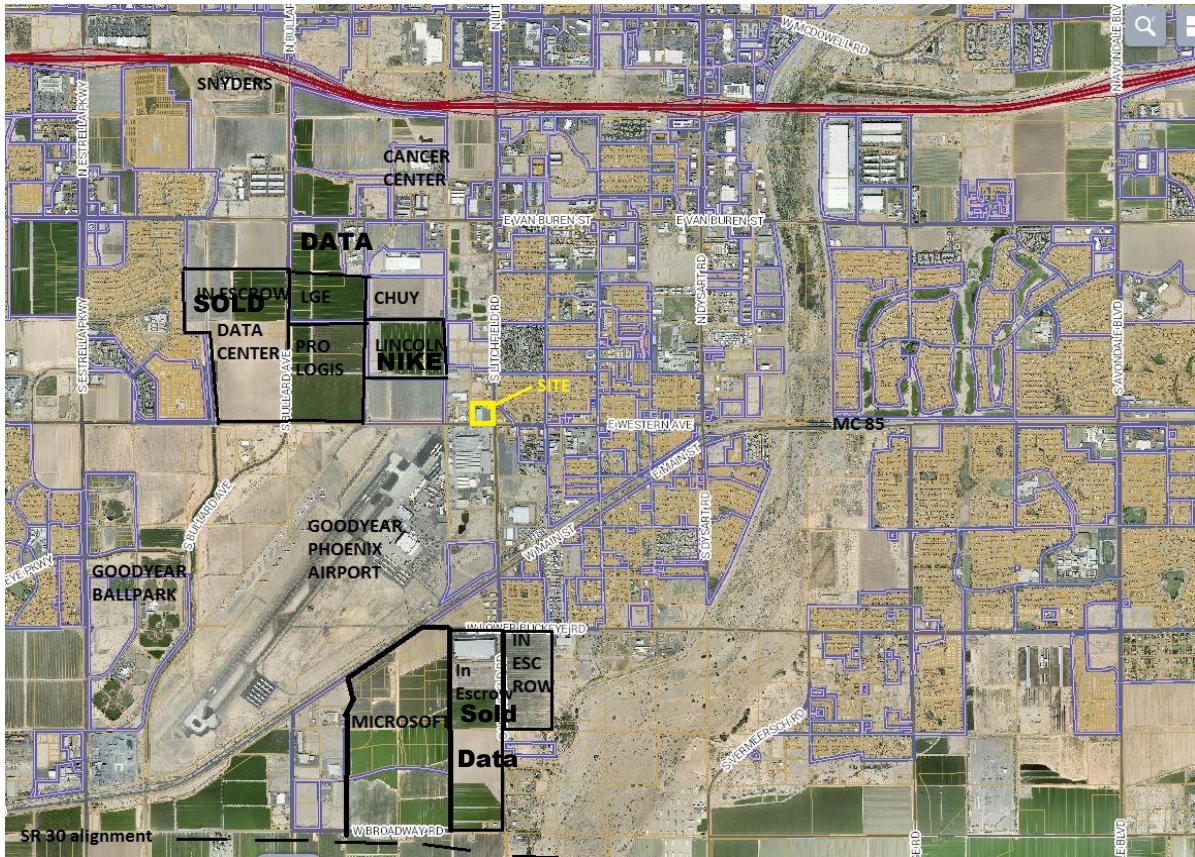
Tax parcel # 500-04-015B

2018 Re taxes \$31,710.

Contact: George Quinif - 602-952-0123 or quinif@peakaz.com



Goodyear Center Map



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GOODYEAR SHOPPING CENTER

SUITE	SQ. FT.	POWER/AMPS	CEILING HT.	BATHROOM
A	28,431	1,600	15'	4
TWO ROLL UP DOORS 10'X8' - TWO TRUCK WELLS				
B	16,500	400	11'	2
C	8,540	400	11'	2
ONE ROLL UP DOORS 6'X8'				
D	660	200	10'	1
E	1,100	200	10'	1
F	1,100	200	10'	1
G	5,384	200	10'	1
H	1,643	200	10'	1
I	1,200	200	10'	1
J	1,200	200	10'	1
K	2,000	200	10'	1
L	2,400	200	10'	1
M	3,000	200	12'	2

±73,158 S.F. - 6.47 ACRES OF LAND - ZONING C-2
PARKING SPACES TOTAL 222, 162 FRONT, 60 BAC