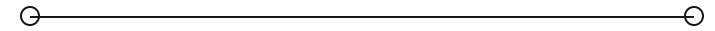




## INDUSTRIAL CONDO FOR SALE

# Eaton Park - Commissary Kitchen

7900 N 70TH AVE #101, #102  
GLENDALE, AZ 85303



### PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	4,429 SF
YEAR BUILT:	2005
ZONING:	M-1
PARKING:	5 spaces
APN:	143-24-084, 143-24-085
CAM FEE (MONTHLY):	#101: \$408.56 #102: \$413.34
2022 PROPERTY TAXES:	\$5,977.96

PROPERTY HIGHLIGHTS

- ALL TOURS MUST BE SCHEDULED - DO NOT DISTURB TENANT
- Two Separate Flex Industrial Condos For Sale
- Commissary Kitchen Build Out
- Features 12' Hood W/ ANSUL Fire Suppression System
- Fenced Yard on the South Side of the Property
- Two Roll-up Doors, ±16' Clear Height
- Price Includes Kitchen FF&E (Inventory List Enclosed)
- Centrally Located in West Valley | Minutes to Westgate, Desert Diamond Casino & State Farm Stadium.
- Available as Vacant User Upon COE
- BBQ Catering Business also Available for Sale



## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to present 7900 N 70th Ave units 101 and 102. These two adjacent Flex Industrial spaces are being offered for the sale price of \$1,500,000 (\$341.37/PSF).

Suite 101 is built out as a catering/commissary kitchen and includes  $\pm 600$  SF of mezzanine space, along with a small loading area with large roll-up door access. The catering kitchen is fixtured with a 12-foot ANSUL equipped hood, a  $\pm 16' \times 10'$  walk-in cooler, a dedicated dish cleaning area, multiple prep areas, a large Garland Master Convection Oven, and a Garland Oven Range. The space is ready to go for any food service user and carries the necessary certification from the city to operate and carry out food delivery and catering services on day one.

Suite 102 features a reception area, two separate offices, and a restroom at the front of the condo. The majority of the suite is a warehouse with vertical storage with a large roll-up door at the rear that exits to the fenced-in yard at the south of the property.

## LOCATION DESCRIPTION

Located within the Eaton Park Industrial Condo Development, units 101/102 are ideally located to take advantage of everything the West Valley has to offer. With easy access to the US-60/Grand Ave and a short drive away from Loop-101, the property is close to everything and allows easy access to the greater Phoenix MSA. Further, the property is minutes away from Westgate, State Farm Stadium, Glendale Arena, and Desert Diamond Casino and benefits from the ample new development of both residential communities and industrial centers in its immediate vicinity.



ADDITIONAL PHOTOS | UNIT 101





ADDITIONAL PHOTOS | UNIT 102 + YARD





**FF&E**

Item	Quantity	Comments	Dimension (WxDxH)
Chest Freezer	2	Lockable	70x27x36
Prep Table	1	Castors, Bottom Shelf	72x30x39
Prep Table	1	Standing, Mid Shelf	72x30x38
Prep Table	1	Attached, 2 Electric Outlets, Bottom Shelf	96x30x36/42
Steam Table	1	Bottom Shelf	30x30x35
Table	1	Bottom Shelf	36x30x24
Steam Bin	1	Electric	15x23x13
Hand Sink	3	Attached	
Walk-in Cooler	1		16'4"x9'6"
Prep Sink	1	Can Opener Attached	60x27x24
Shelving Unit	1	3 Shelves, Attached	36x12x30
Garland Master 450 Convection Oven	1	Castors	
Garland Oven/Range	1	6 Burners, Oven, Castors	
Champion APW Wyott Flatt Top Griddle	1	Castors, Bottom Shelf	
Cookshack Smoker SM360	1	SM360 Model	
Cookshack Smoker FEC120	1	FEC120 Model	
Metal Rack	9	Metal	59x17x72
Metal Rack	3	Metal	71x18x57, 24x24x64, 5.5x5x2
Plastic Rack	2	Plastic	35x17x57
Mop Sink	1		
Bin Sink	3	Attached	90x23x45
Hot Water Heater	1	72 Gallon	
Shelf	2	Attached	71x18, 72x15
Chemical Cabinet	1	Lockable	43x18x50
Exhaust Hood	1	ANSEL System	12'





W. Augusta Ave.

N 71st Ave.

W Northern Ave.

N 70th Ave.



