

Church & Community Center

Seller will consider a lower all cash offer



Greater Hope Deliverance
Offered at ~~\$675,000~~
\$550,000
401 E Mohave Street
Phoenix, Arizona

Seller is looking for an all cash offer and will consider all offers!

This well established church and community center is located in downtown Phoenix and is being offered with all of the furniture and fixtures. Sanctuary has seating for around 200+ worshipers. This has a day care facility, playground, conference rooms, dining area, at least 5 offices and more. Kitchen includes two refrigerators, two freezers, stove and plenty of cupboard & pantry space.

- ◆ Seating for 200+
- ◆ All furniture & fixtures stay
- ◆ In-house Day Care Facility
- ◆ Downtown Phoenix
- ◆ Large kitchen and dining area
- ◆ Slump block construction -1971

Exclusively Offered By:



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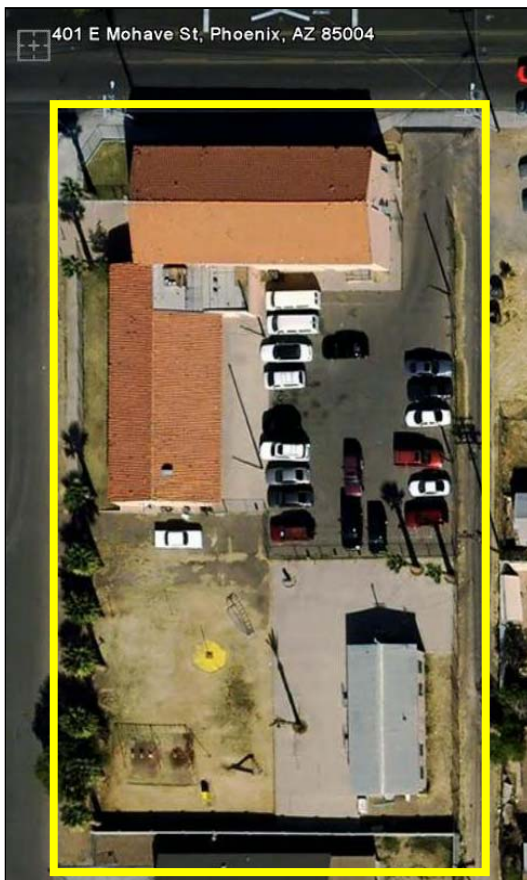
FINANCING

The Seller is looking for an
“all cash - as is” offer.

PROPERTY CONDITION UPDATE.

The church has been sitting empty for almost two years and is in need of a thorough cleaning. Although the heat pumps were newer units they have not been running for two years. The roof needs repairs and the entire building is in need of maintenance both inside and out. Some vandalism of copper wiring and plumbing has occurred.

This is a solid building with a good layout but is in need of a new congregation.



SITE INFORMATION

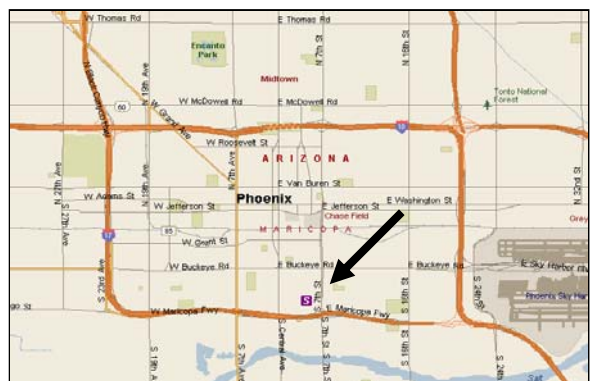
Greater Hope Deliverance Temple
401 E Mohave Street, Phoenix, AZ 85004

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|---------------------|--|
| Units | Church & community center |
| Features | Seating for 200+, offices, kitchen, dining area, conference rooms, day care facility |
| Building | 7,672 sq. ft. (approx. per Agent) |
| Lot Size | 32,047 sq. ft. (approx. per County) |
| Parcels | 112-40-099, 112-40-102, 112-40-105 112-40-108 & 112-40-111 |
| Cooling | A/C |
| Heating | Heat Pump |
| Utilities | Electric (APS) |
| Parking | Street & 16 uncovered (paved) |
| Construction | Slump block, built in 1971 |
| Stories | One and two story |
| Zoning | R-3, medium density single family |
| Roofs | Mission-style tile |

PROPERTY DESCRIPTION

The Greater Hope Deliverance Temple is located south of downtown Phoenix. Built in 1971 of slump block construction, the property is solid block but could use some sprucing up. It is located in a quiet neighborhood in a well-established area. The office furniture, pews, tables, chairs, conference table, refrigerators, freezers, dining tables & chairs, and more, all convey with the sale.

This residential neighborhood is convenient to office, retail, service & other businesses and a short drive from downtown Phoenix, Scottsdale & Tempe. Grocery stores, restaurants, Papago Park, ASU, the Phoenix Zoo, museums and sports venues are readily accessible.



Directions: From I-17 go north on 7th street (one block) then west on Mohave Street.

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

Jan A. Long, CCIM
602 445 4115 direct
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Marketing Package at: www.KLCommercialGroup.com