

Retail/Office Space for Lease

4901 E Sprague

In front of the New Wal-Mart!



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CANTU

COMMERCIAL PROPERTIES LLC

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- **Zoning: RC (Regional Commercial)**
- **2,257 SF Building**
- **18,000 SF Land**
- **215' of Sprague Frontage**
- **2-10'X10' Rollup Doors**
- **Located between Havana and Fancher on Sprague**
- **Neighbors: Costco, Home Depot, Lowes, Auto Zone and the New Wal-Mart Supercenter**
- **Will do a Ground Lease**
- **Could adjoin the next 100' adding 14,800 SF of Land**

Lease Price: \$3,500.00 +NNN