



## BUCKEYE HISTORIC OFFICE BUILDING

**Location:** 108 N. 4<sup>th</sup> Street, Buckeye, Arizona

**Property Type:** Commercial Office

**Building Size:** 1,787 SF

**Lot Size:** 3,350 SF

**Year Built:** 1928 | **Renovated:** 2006

**Zoning:** CC (Community Commercial)

**Parking:** On-Street, Rear of Building, and Nearby Public Lots

**Occupancy:** Vacant/Move-In Ready

**Price:** ~~\$500,000~~-\$450,000



**COPPER STAR**  
Real Estate

**BRAD KUIPER**  
(602) 390-0624  
BRAD@COPPERSTARRE.COM

104 W. BASELINE RD.  
BUCKEYE, AZ 85326

WWW.COPPERSTARRE.COM

**Comments:** A unique opportunity to own a prime commercial building in the heart of Historic Downtown Buckeye – one of the fastest growing cities in the United States! This charming office building is surrounded by lots of downtown redevelopment, as the City of Buckeye encourages historic reuse through grants and tax incentives. The building is also located in the area that qualifies for Opportunity Zone investment benefits.

## Property Details

| Feature        | Description                       |
|----------------|-----------------------------------|
| Construction   | Solid brick masonry               |
| Stories        | 1                                 |
| Flooring       | Wood tile                         |
| Offices        | 3 cubicles + 1 conference table   |
| Bonus Space    | Reception desk + front lobby area |
| Bathrooms      | ADA compliant restrooms           |
| Kitchenette    | Included with custom cabinetry    |
| Wired Internet | Yes (Fiber Ready)                 |

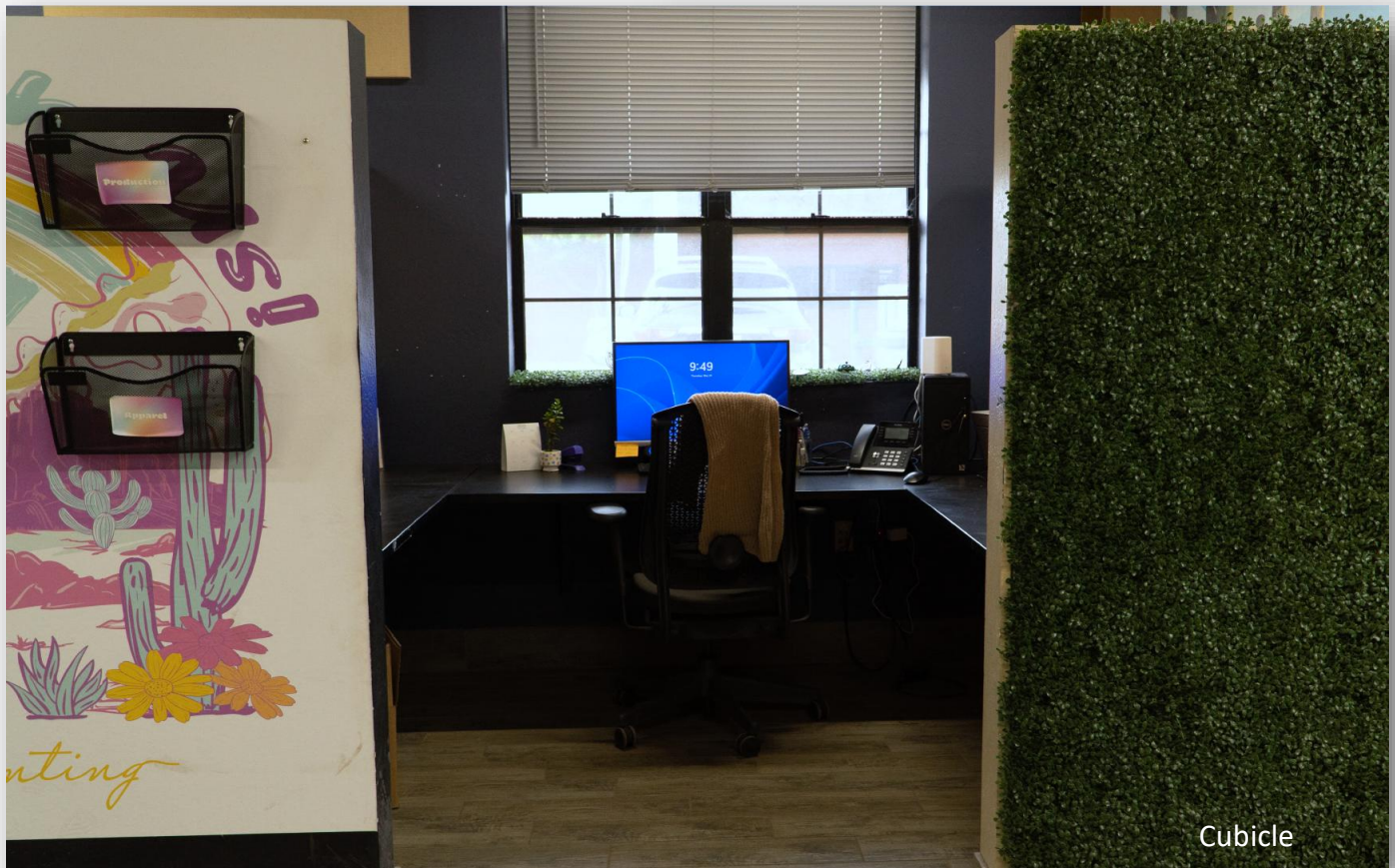


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## Recent Upgrades

- Restored original windows
- HVAC system (2020)
- Roof updated (2019)
- Security system installed
- ADA parking + restrooms added
- LED lighting & smart thermostat
- Newly updated kitchenette



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### Property Highlights

- Prime Historic Downtown Buckeye Location
- Iconic Charm with Modern Upgrades
- Walkable to Local Restaurants, City Hall, Downtown Events
- Flexible Layout; Ideal for Professional Offices, Creative Firms, Nonprofits
- Updated Electrical, HVAC & Plumbing
- High Visibility with Major Crossroad Exposure
- Eligible for Historic Preservation Incentives
- Renovated with high efficiency LEED standards



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# 108 N. 4<sup>TH</sup> STREET | HISTORIC DOWNTOWN BUCKEYE



Conference Area & Cubicles



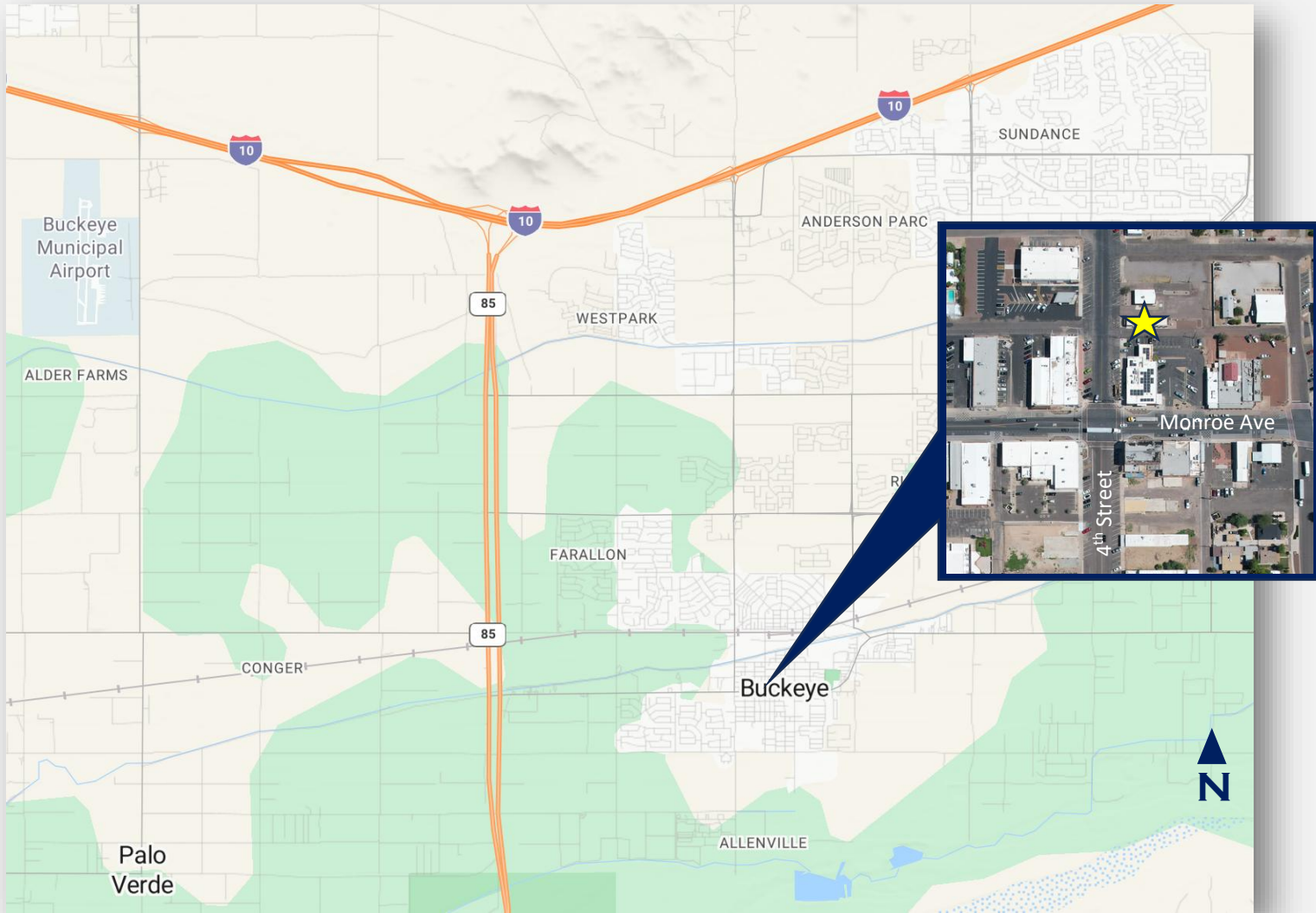
View Looking Southwest



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