

WELL LOCATED CHANDLER, AZ RESTAURANT BUILDING FOR SALE OR LEASE

1371 N Alma School Road, Chandler, AZ 85224

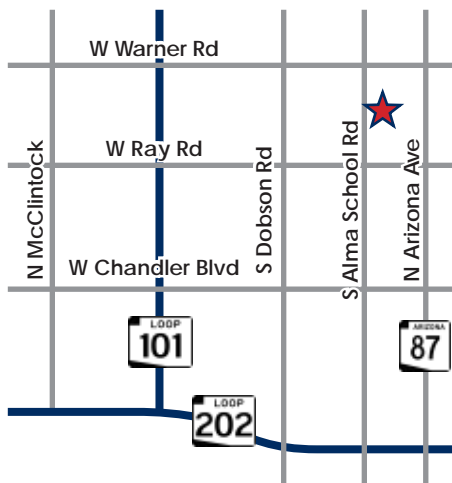
SALE PRICE: \$1,095,000 (Only \$120/SF) • LEASE PRICE: \$8,000/MO + Rental Tax

Highlights

- Only \$120/SF
- High traffic infill Chandler location
- Can be restaurant, bar, office, or medical office
- Large size (9,100 SF), large kitchen, and ample parking would allow for splitting into two restaurants

Property Details

- 9,119 SF single story sit down restaurant
- 1985 construction
- Cross parking and access easements with other restaurants and office building; in same development (3 restaurants & 5 office buildings)
- Zoning: PAD, City of Chandler
- Parcel: 302-43-896
- Includes furniture, fixtures, and equipment
- 2016 Real estate taxes: \$11,850



Thomas Semancik, *Senior Vice President*

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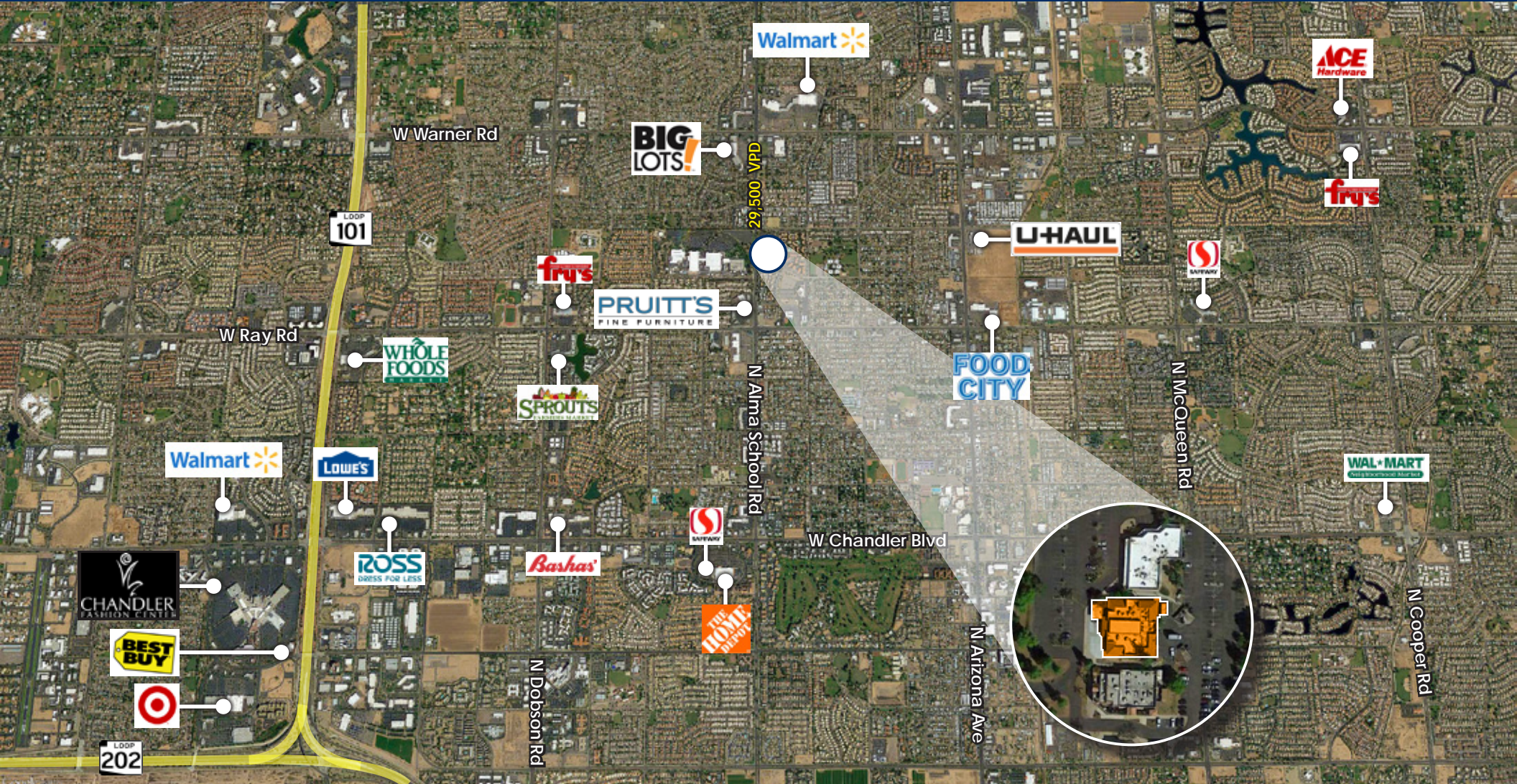
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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Demographics	1Mi	3Mi	5Mi
Population	19,580	148,422	343,042
Households	7,334	56,511	129,966
HHI	\$61,728	\$65,645	\$70,199

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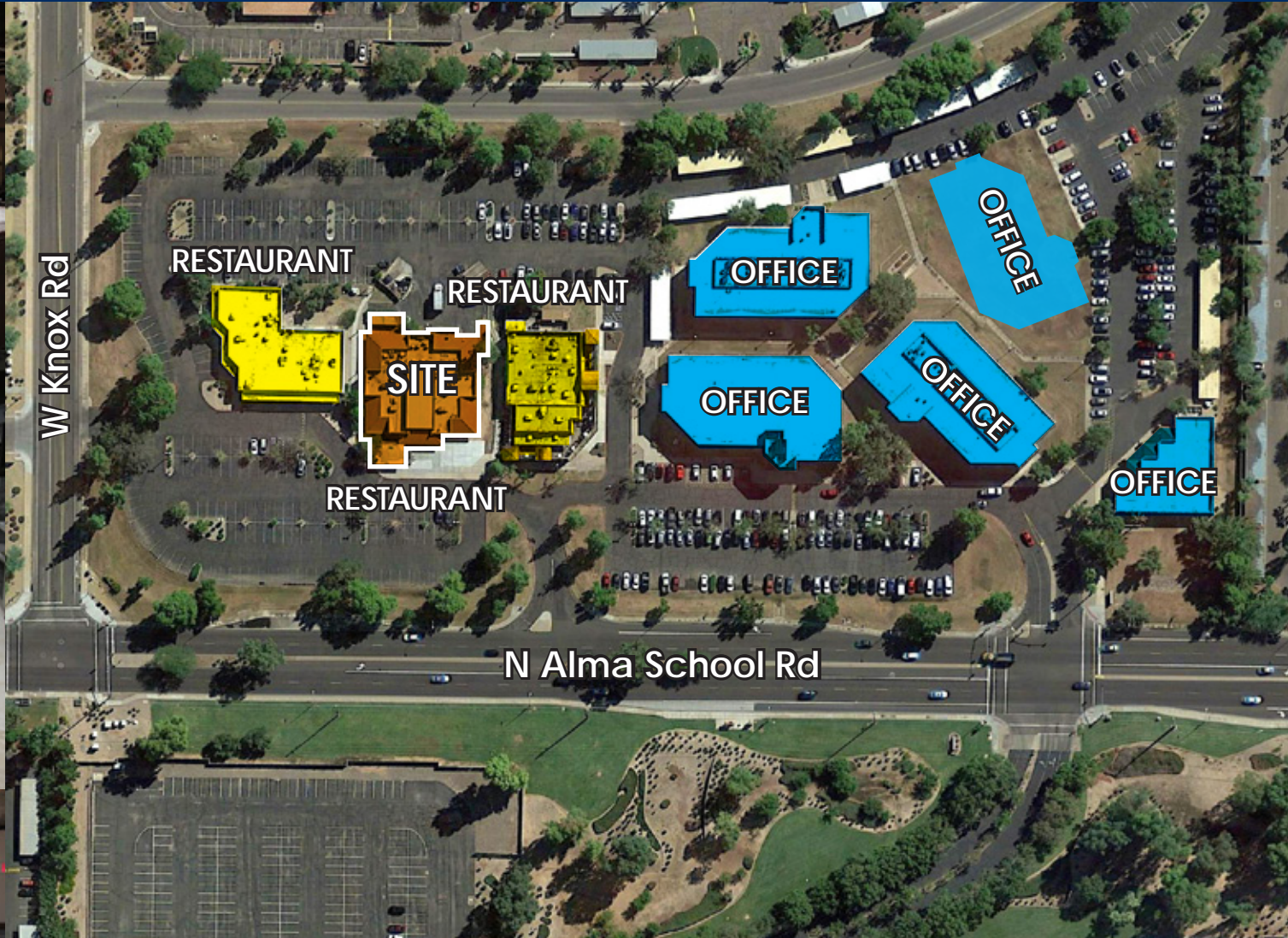
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