

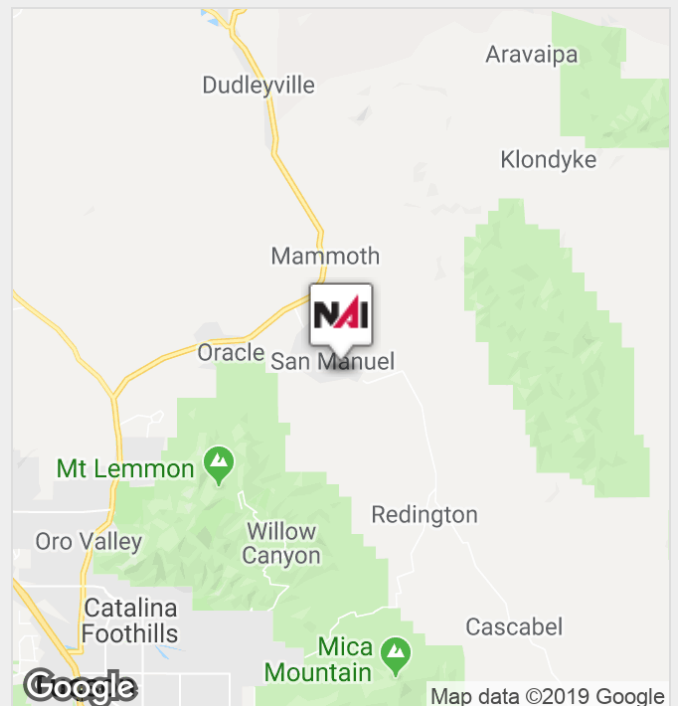


407 E Main Street

San Manuel, Arizona 85631

Property Features

- 5,400 SF Metal Industrial Building
- CB-2 Zoning
- 14' - 18' Clear Height
- 12' x 14' Roll Up Doors (4)
- 3,393 SF Service Garage Area / 2,007 SF Office Space
- 2,400 SF of Covered Work Bays (not included in the GBA)
- Service for 1,200 Amps 240/120 3-Phase
- A/C in the Offices and Evap in the Main Shop
- Large Fenced Yard - 2.42 Acres
- Vehicles can drive thru all work spaces
- Located on the Corner of Veterans Memorial Blvd & Main St
- Many potential uses including auto repair, rental, bar, cocktail lounge, nightclub, light manufacturing or assembling and wholesaling
- APN # 307-08-400A
- 2018 Property Taxes: \$6,313.10
- Located in an Opportunity Zone



For Sale: \$270,000 (\$50.00/SF)

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For Sale

AIMS - Arizona Industrial & Municipal Services

Additional Photos



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NAI Horizon

For Sale

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Property Aerial

