

RETAIL BUILDING FOR SALE

10131 E APACHE TRAIL | APACHE JUNCTION, AZ 85120

RARE C-3 ZONED AUTO/RV/BOAT SALES LOT

MARICOPA COUNTY ISLAND WITH 2% LESS SALES TAX THAN IN CITY

±40,500 SF LAND WITH APPROX. 6,710 SF BUILDINGS - GATED YARD



SALE PRICE: \$810,000

RETAIL
BUILDING
FOR SALE

Retail Building with Large Signage & Fenced Yard
Near Loop 202 & US-60 Freeways

EXCLUSIVE CONTACTS:

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CFRPA International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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AVAILABLE	Approx. 6,710 SF with ±5,710 SF Warehouse ±1,000 SF Office (Plus Shed)
SALE PRICE	\$810,000 (\$120 PSF)
PARCEL	220-49-016, 017, 018
ZONING	C-3, City of Apache Junction
YEAR BUILT	1985
FRONTAGE	150 ft on E Apache Trail

FEATURES

- Rare C-3 Zoned Auto/RV/Boat Sales Lot
- Maricopa County Island with great storage unit potential
- 2% Less Sales Tax than in the city
- Large Signage & Fenced Yard
- Front & Back Alley Entrances

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2019 Population	15,175	89,704	198,108
2019 Households	5,692	35,892	79,070
Median HH Income	\$51,431	\$55,913	\$57,603



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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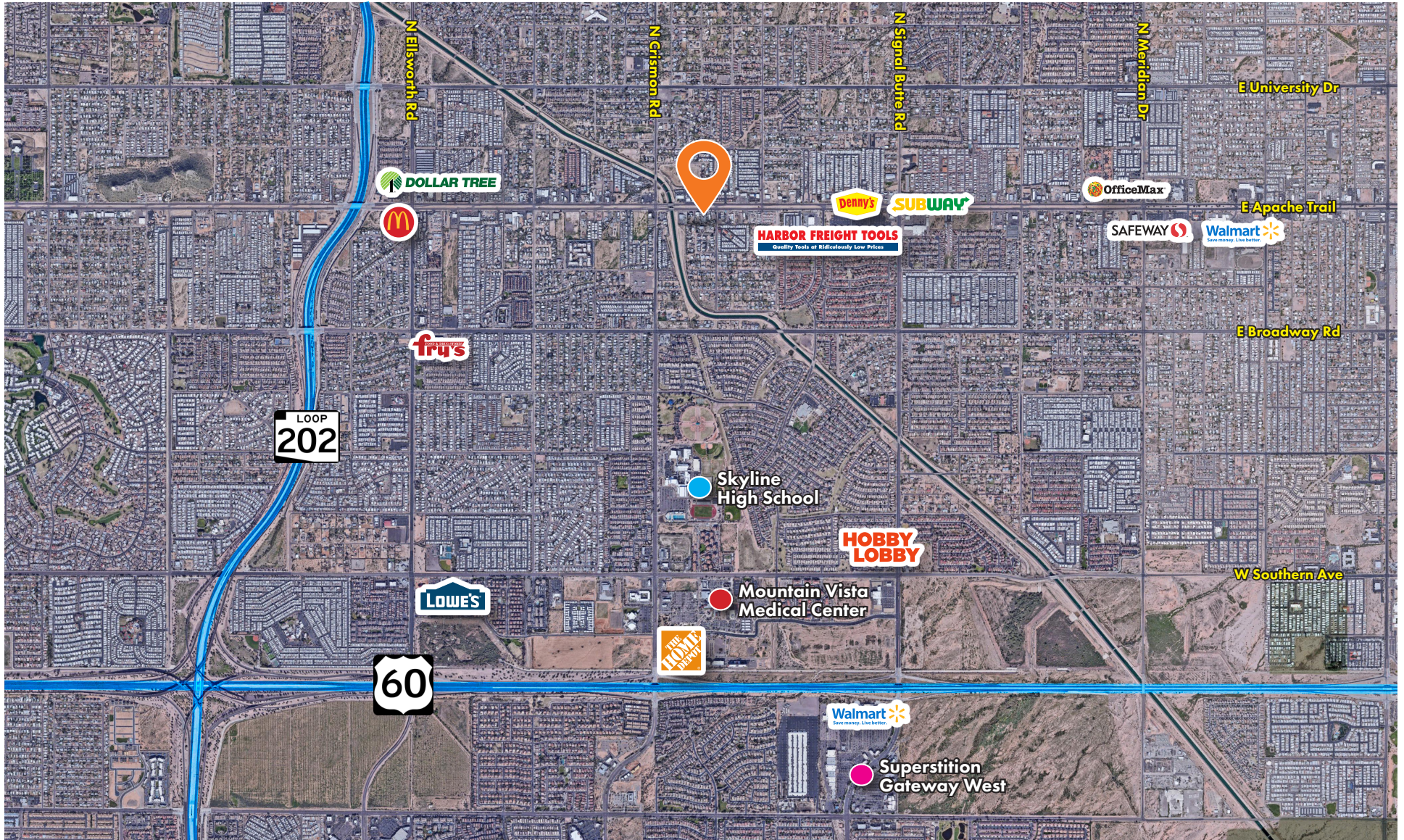
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