



RETAIL/INDUSTRIAL AVAILABLE FOR SALE

8119 E APACHE TR | MESA, AZ 85207

**SINGLE TENANT RETAIL/INDUSTRIAL
AVAILABLE FOR SALE**

**±1,776 SF BUILDING
±5,000 SF SECURED YARD W/ POWER**

**LOCATED NEAR LOOP 202
ZONED C-3, CITY OF MESA**

**SALE PRICE
\$284,160.00**

EXCLUSIVE CONTACT

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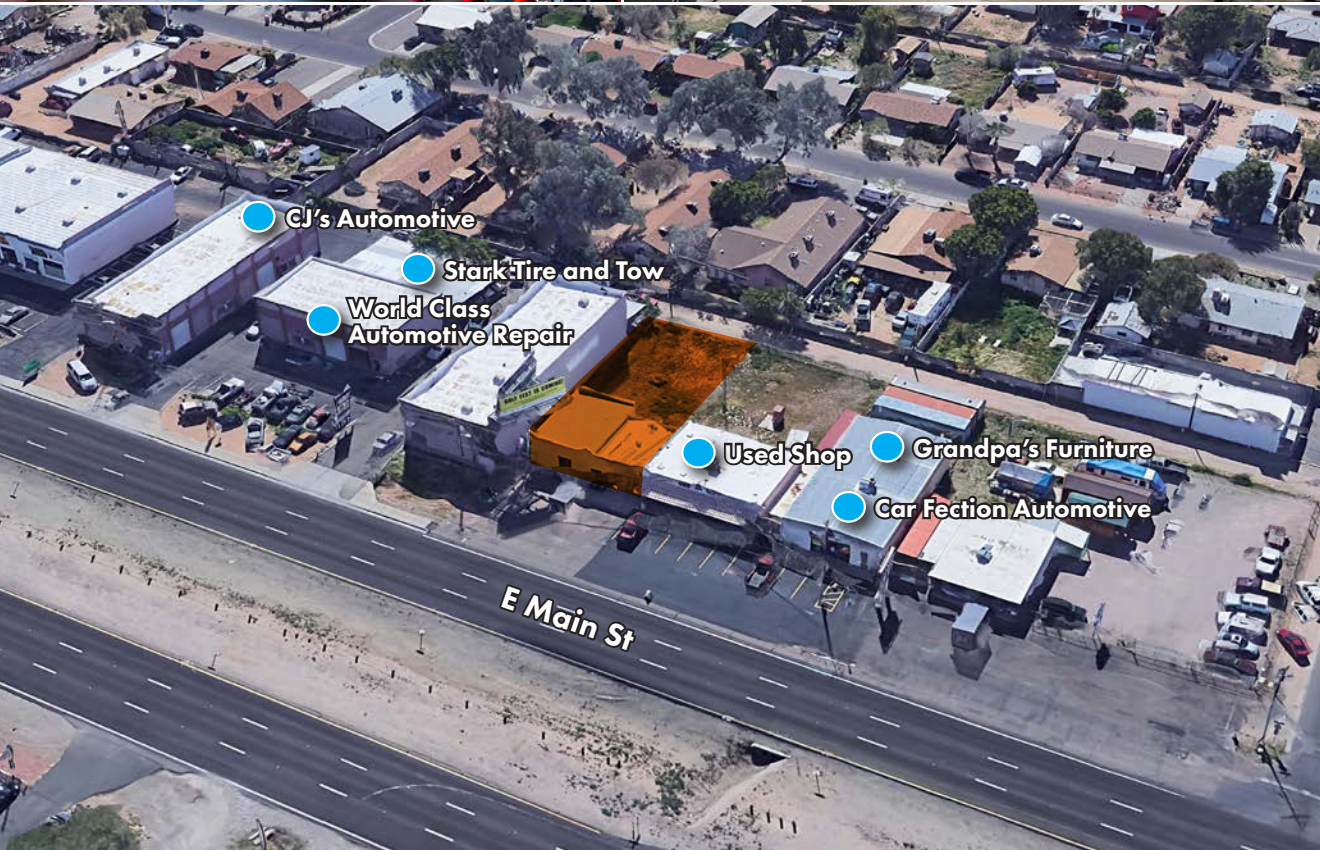


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

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

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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PROPERTY OVERVIEW

| | |
|----------------|--------------------------|
| Building Size: | ±1,776 SF |
| Secured Yard: | ±5,000 SF |
| Lot Size: | ±0.21 Acres (±9,000 SF) |
| Sale Price: | \$284,160.00 (\$160 PSF) |
| Sale Type: | Owner-User |
| APN: | 218-32-088 |
| Floors: | 1 |
| Zoned: | C-3, City of Mesa |
| Built In: | 1954 |
| Power: | 3 Ph |

Setup for Commercial Kitchen

Owner will Sell FF&E

ADA Restroom

New Drainage For Septic

Roof Recently Foam Sprayed (3 years old)

New A/C Units (3-4 years old)



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DEMOGRAPHICS

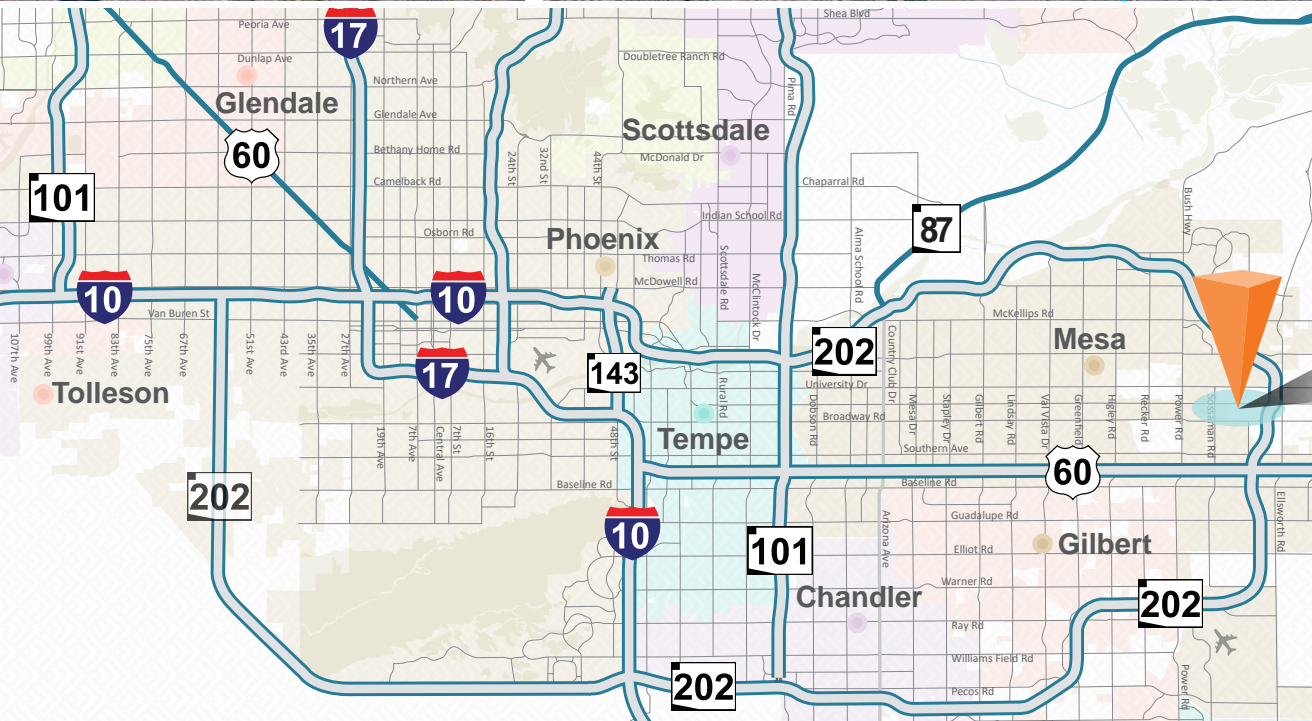
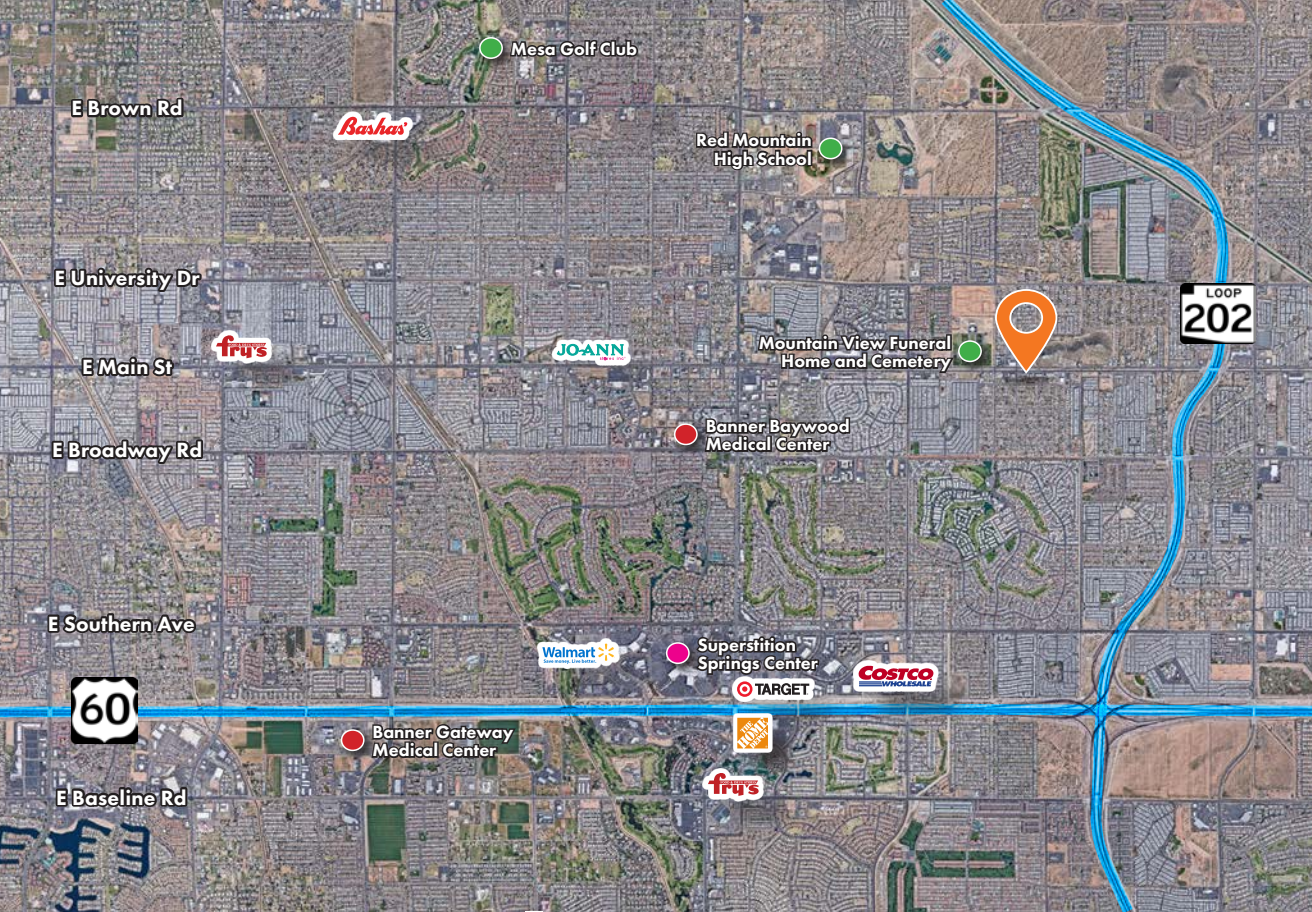
POPULATION
13,456 (1M)
101,270 (3M)
254,177 (5M)



HOUSEHOLDS
5,894 (1M)
42,681 (3M)
103,169 (5M)



AVG HH INCOME
\$46,033 (1M)
\$52,885 (3M)
\$58,882 (5M)



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