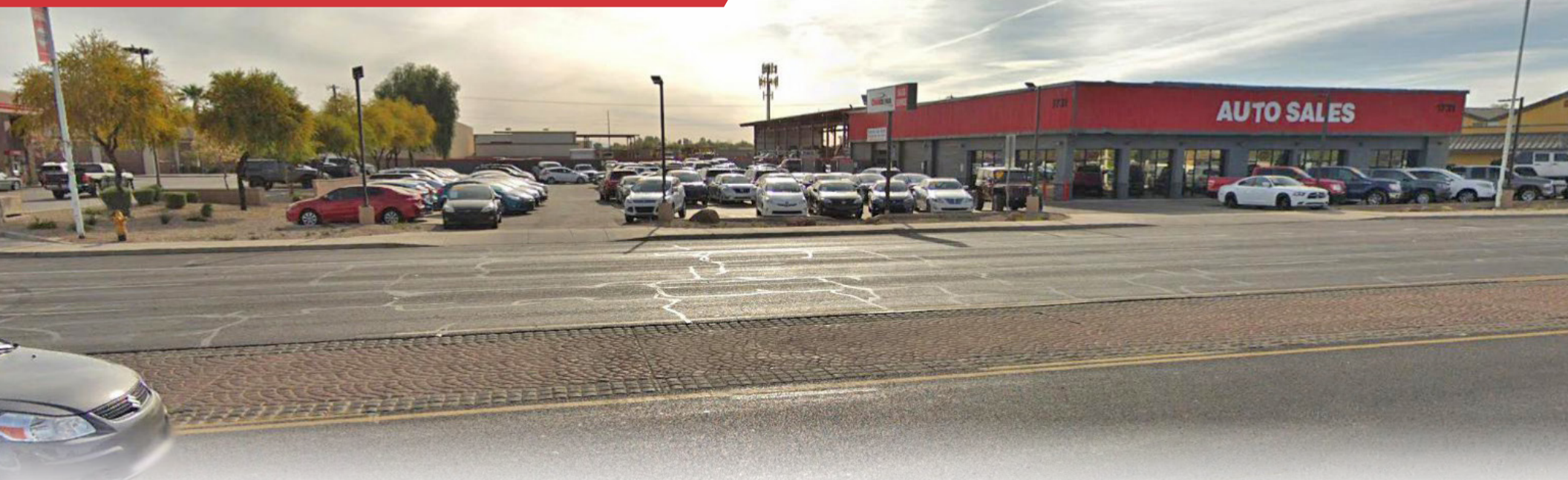


Carizona Sales Lot



1731 N Arizona Ave

Chandler, Arizona 85225

Property & Location Highlights

- For Sale \$2,495,000 | For Lease \$15,000/month (MG)
- All or Part is Available for Lease; contact broker for breakdown
- 9,974 SF of Commercial Buildings
- 1.22 Acres
- C-3 (Commercial) City of Chandler
- Tax Parcel: #302-39-008A Maricopa County, AZ
- 2019 Property Taxes: \$9,590.00
- Traffic Counts:
 - N Arizona Ave: 38,163 VPD
 - E Warner Rd: 25,126 VPD
- Ideal Automotive Owner/User, Investment Property
- Great Pole and Street signage

For more information:

Mark Wilcke

+1 602 852 3454

mark.wilcke@naihorizon.com

NAIHorizon

2944 N 44th St, Suite 200, Phoenix, Arizona

+1 602 955 4000

naihorizon.com

Carizona Sales & Repair Lot

Exterior Photos



Mark Wilcke
+1 602 852 3454
mark.wilcke@naihorizon.com

NAIHorizon

Carizona Sales & Repair Lot

Interior Photos



Interior Reception



Private Office

Carizona Sales & Repair Lot

Property Aerial



Mark Wilcke
+1 602 852 3454
mark.wilcke@naihorizon.com

NAIHorizon

Carizona Sales & Repair Lot

Property Breakdown

Area 1 Auto Sales & Repair

- Approximately 3,500 SF office and repair area
- Has showroom with 5 offices and 1 restroom, approximately 2,000 SF office
- Repair area approximately 1,500 SF; 2 bay doors 12'x12'
- Can accommodate approximately 110 cars
- For lease: \$11,000/month + rental tax (MG)

Area 2 Auto Sales & Repair

- Approximately 5,000 SF with 2,500 SF office & 2,500 SF repair area
- Repair area has 2 bay doors (1) 14'x12' & (1) 12'x9'
- Includes 3 lifts with 12-14' ceilings and 2 restrooms
- For lease: Negotiable

Rear Building

- Approximately 1,500 SF
- 4 bays and 5 lifts
- Has its own fenced and secured yard area
- No restrooms, office or evaporative cooling
- 12 ft clear height
- For lease: \$3,000/month + rental tax (MG) (includes utilities)

Roussell's Auto Repair Space

- Approximately 850 SF
- 1 Bay – no private restroom/not separately metered
- Month to month lease
- Paying \$850.00 + rental tax (includes utilities)

Mark Wilcke

+1 602 852 3454

mark.wilcke@naihorizon.com

