



MHG Commercial

The Dark Horse of commercial real estate

1702 E McNair Drive

Tempe, AZ 85283 | United States

mhgcommercial.com

powered by My Home Group

Multi-Tenant Retail Center

Four Potential Suites - Series 6 Liquor License Included

200 E Frontier St, Eloy, AZ 85131

110 N Stuart Blvd, Eloy, AZ 85131

112 N Stuart Blvd, Eloy, AZ 85131



Reposition. Lease. Cash Flow. Grow.

Seller Financing Option



Aaron Dutcher

Commercial Director

480-797-8369

aaron@mhgcommercial.com



Justin Skogen

VP Sales & Leasing

602-318-9238

justin@mhgcommercial.com

\$995,000

PROPERTY HIGHLIGHTS

Listed at	\$995,000
Liquor License	Series 6 (included)
Size	±10,070 SF
Lot Size	±20,663 SF
Year Built	1939
Zoning	GR (General Rural)
Parcels	405-03-294 405-03-295 405-03-296

PROPERTY DESCRIPTION

Located just off Interstate 10 in the heart of Eloy, this ±10,070 SF commercial property offers investors and owner-users an opportunity to reposition an existing hospitality building into a four-suite neighborhood retail center with significant upside.

The existing layout naturally lends itself to multiple tenant spaces with individual entrances, allowing for a mix of restaurant, retail, office, service, entertainment, or boutique users.

Included in the sale is an Arizona Series 6 Liquor License, providing additional value and flexibility for an owner-user or restaurant tenant while preserving a difficult-to-obtain asset.

With three parcels, abundant parking, excellent visibility, and freeway proximity, the property offers an attractive repositioning opportunity in one of Central Arizona's fastest-growing corridors.



Four Potential Retail Suites
Three Contiguous Parcels
Excellent Corner Visibility
Immediate I-10 Access
Ample Off-Street Parking
Individual Entrances
Series 6 Liquor License Included
Existing Commercial Kitchen Infrastructure
Flexible Floorplan
Owner-User or Investment Opportunity
Value-Add Leasing Potential
Seller Financing Option



MULTIPLE REVENUE STREAMS. ONE ASSET.

Unlike many standalone restaurant properties, this building offers the ability to create multiple income-producing suites from one acquisition.

Potential tenant mix includes:

- Coffee Shop
- Restaurant
- Brewery or Taproom
- Boutique Retail
- Fitness Studio
- Medical Office
- Insurance Office
- Salon
- Barber Shop
- Tattoo Studio
- Event Rental Space
- Professional Office
- Local Service Businesses

The flexibility allows investors to diversify tenant risk while increasing overall property value through stabilized occupancy.

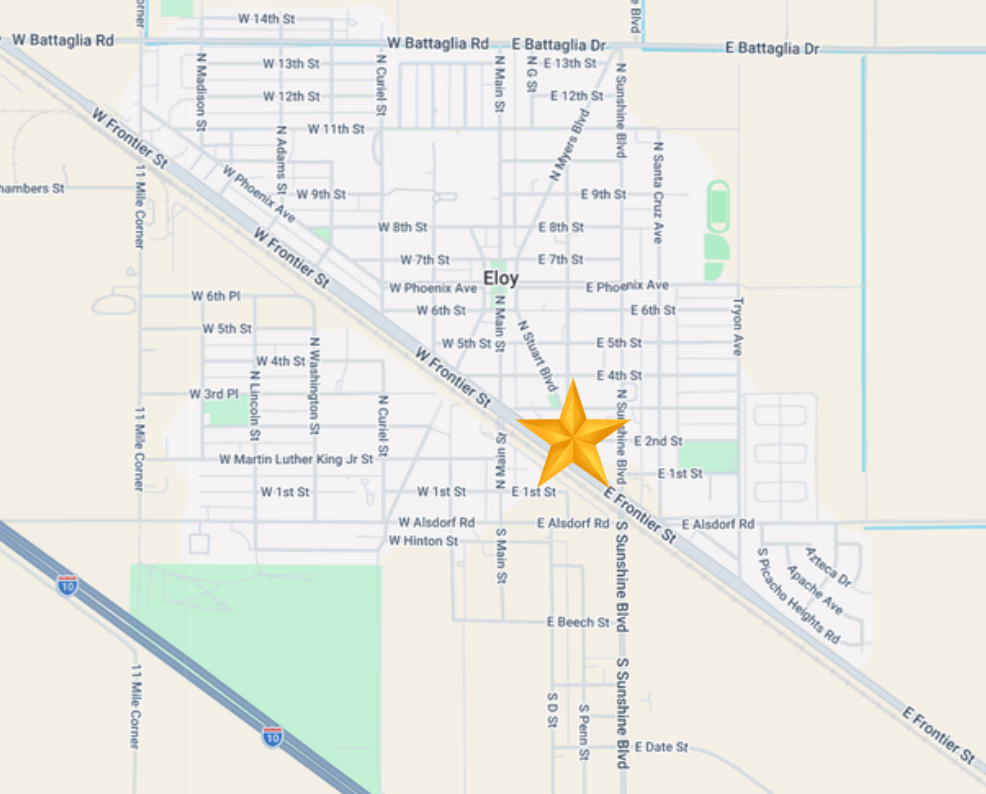
REPOSITIONING CREATES VALUE

The building's existing improvements significantly reduce redevelopment costs.

Current infrastructure includes:

- Commercial kitchen
- Bar infrastructure
- Existing restrooms
- Existing HVAC
- Existing utilities
- Existing parking
- Multiple entrances

Minimal structural modifications could transform the property into a vibrant neighborhood retail center serving Eloy's expanding population and the growing I-10 corridor.



OCCUPY ONE SUITE. LEASE THE REST.

This property presents an ideal opportunity for an owner-user seeking to offset occupancy costs through rental income. Possible strategies include:

- Operate your own restaurant or business while collecting rent from neighboring tenants.
- Occupy approximately 25% of the building while leasing the remaining suites.
- Create passive income while building long-term equity.
- Expand into adjacent suites as your business grows.





MHG Commercial

The Dark Horse of commercial real estate

1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com

powered by My Home Group



Aaron Dutcher
Commercial Director
480-797-8369
aaron@mhgcommercial.com



Justin Skogen
VP Sales & Leasing
602-318-9238
justin@mhgcommercial.com

MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.