

±19,860 SF
**737 W
2ND AVE**
INDUSTRIAL BUILDING

FOR SALE

Contact Us:

THE **LEROY
BREINHOLT**
TEAM

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737 W 2ND AVE | MESA, ARIZONA 85210

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.

08.26.219



THE PROPERTY

	SALE PRICE	\$3,175,000
	ADDRESS	737 W 2nd Ave, Mesa, AZ 85201
	LOCATION	S Extension Rd and W Broadway Rd
	COUNTY	Maricopa County
	TOTAL LOT SIZE	±43,212 SF
	PROPERTY HIGHLIGHTS	(8) Offices, (1) Conference Room and (4) Restrooms, Loading Dock and (1) Grade Level Door, Gated Yard, Fully Sprinklered, 16' Clear Height, 1/3 of building has Air Conditioning
	COMMERCIAL ZONING	L-1
	PARCEL NUMBERS	134-07-017E
	POWER	600 AMPS, 3-PHASE

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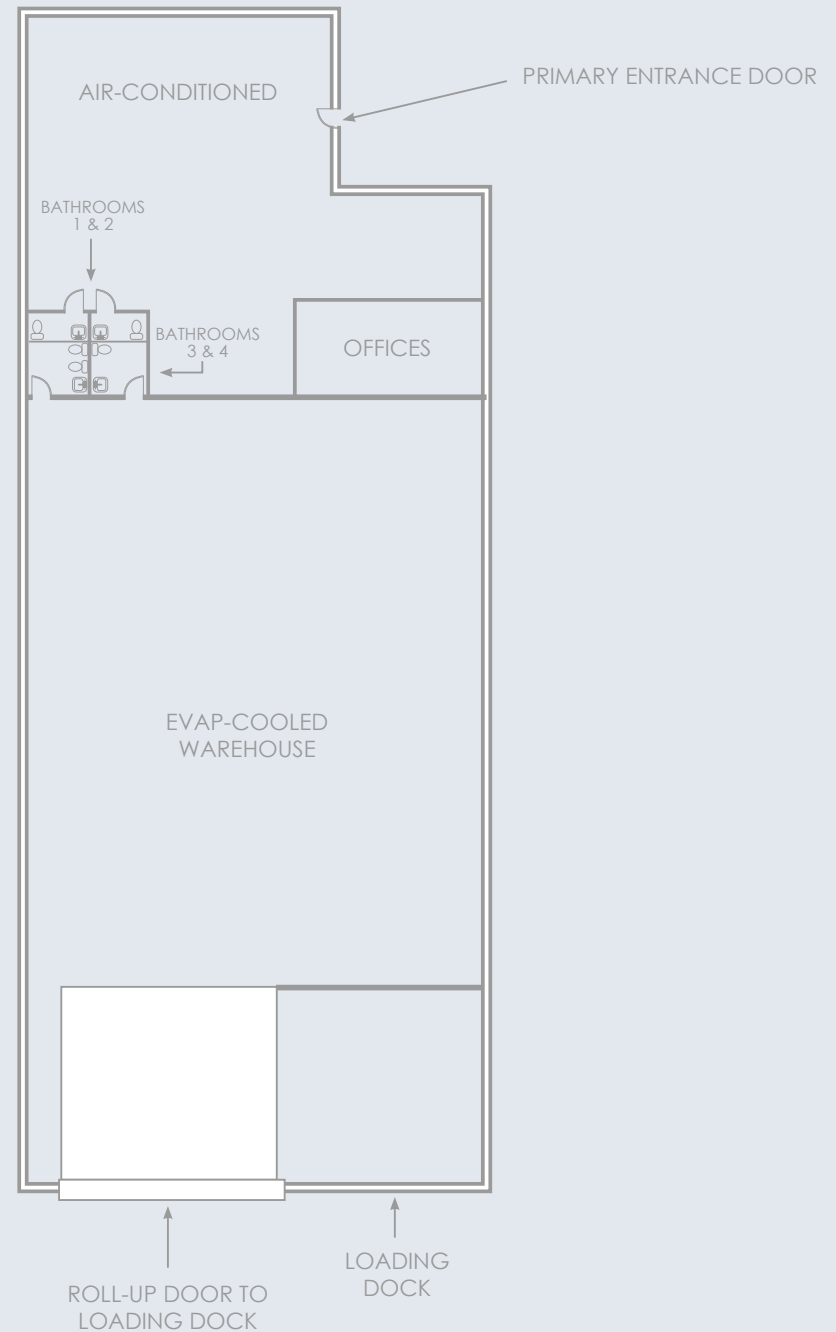
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FLOOR PLAN

- 8 OFFICES
- 1 CONFERENCE ROOM
- 4 RESTROOMS
- 1 GRADE LEVEL DOOR
- 1 LOADING DOCK



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PHOTO'S



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ABOUT MESA

Mesa, Arizona, is a vibrant city located in the heart of the Phoenix metropolitan area. With a population of over 500,000 residents, Mesa offers a diverse range of amenities, cultural attractions, and a strong economy.

The surrounding area boasts a mix of residential neighborhoods and commercial businesses, creating a synergistic environment for service-oriented businesses. Mesa's continued economic development and expansion translates to a steady demand for auto and RV services, making this location a promising investment.

Mesa offers a relatively affordable cost of living compared to other major cities in the Phoenix area. This makes it an attractive option for businesses and residents alike.

The City of Mesa is committed to supporting businesses and creating a favorable environment for economic growth. The city offers a variety of resources and incentives to businesses, including financial assistance, workforce training, and marketing support.

Mesa's population is growing rapidly, which is creating a strong demand for goods and services. This presents a significant opportunity for businesses to serve the needs of the growing population.

With its blend of accessibility, a thriving local economy, and a growing customer base, Mesa offers a solid foundation for success in the auto and RV service industry.



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AERIAL MAP



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