

FREDRIK'S AUTO PLAZA

3105 E Main, Mesa, AZ

Auto Service/OWH Building

\$2.300.000



SUPERLATIVE REALTY

Fredrik Darbrodi

Realtor

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findyourhouse@cox.net



SUPERLATIVE REALTY



Financial Overview

Price \$2,300,000

Property Overview

Building Area: 9,273 sq. ft.
 1st Floor: 7,968 sq. ft.
 2nd Floor: 1,305 sq. ft.
 Parcel #: 140-27-024C
 Zoning: GC, City of Mesa
 Land Area: 33,977 sq. ft. (.78 acres)
 Owned Parking: 39 spaces (4.21 per 1,000)
 Year Built: 1999
 Cooling: Garage- evap./ Office -A/C
 Loading: Six 20'x14' grade level doors
 Clear Height: 18'

Demographics (2022)

	1-mile	3-miles	5-miles
Population:	22,632	158,929	366,684
Avg. Household Inc.:	\$63,832	\$77,683	\$80,399
Total Households:	10,242	59,707	137,139

Complete demographics are available upon request.

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3105 E. Main Street, Mesa, AZ

The subject property is a 9,273 square foot office/warehouse building that was built in 1999. The building is currently being used for auto sales and repairs. The building is concrete tilt-up construction. There is a two-story office in the front and service bays in the back with six 20'x14' double wide roll-up doors. The clear height in the garage is 18'. The lifts in the garage are included in this sale. There are compressed air lines and electric power distributed throughout the garage. There is a restroom in the office and in the garage. The rear parking area is walled and has a manual sliding security gate. There is a lot of parking for this type of building and by double parking you can put even more cars in the lot.

This would make an ideal owner/user building for an automotive business or other type of business needing a warehouse and paved fenced yard area. Alternatively, the building could be bought by an investor and leased to generate a 7+ cap rate.

Superstition Highway (60) is just two miles to the south and the Loop 202 is just over four miles to the north.

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.



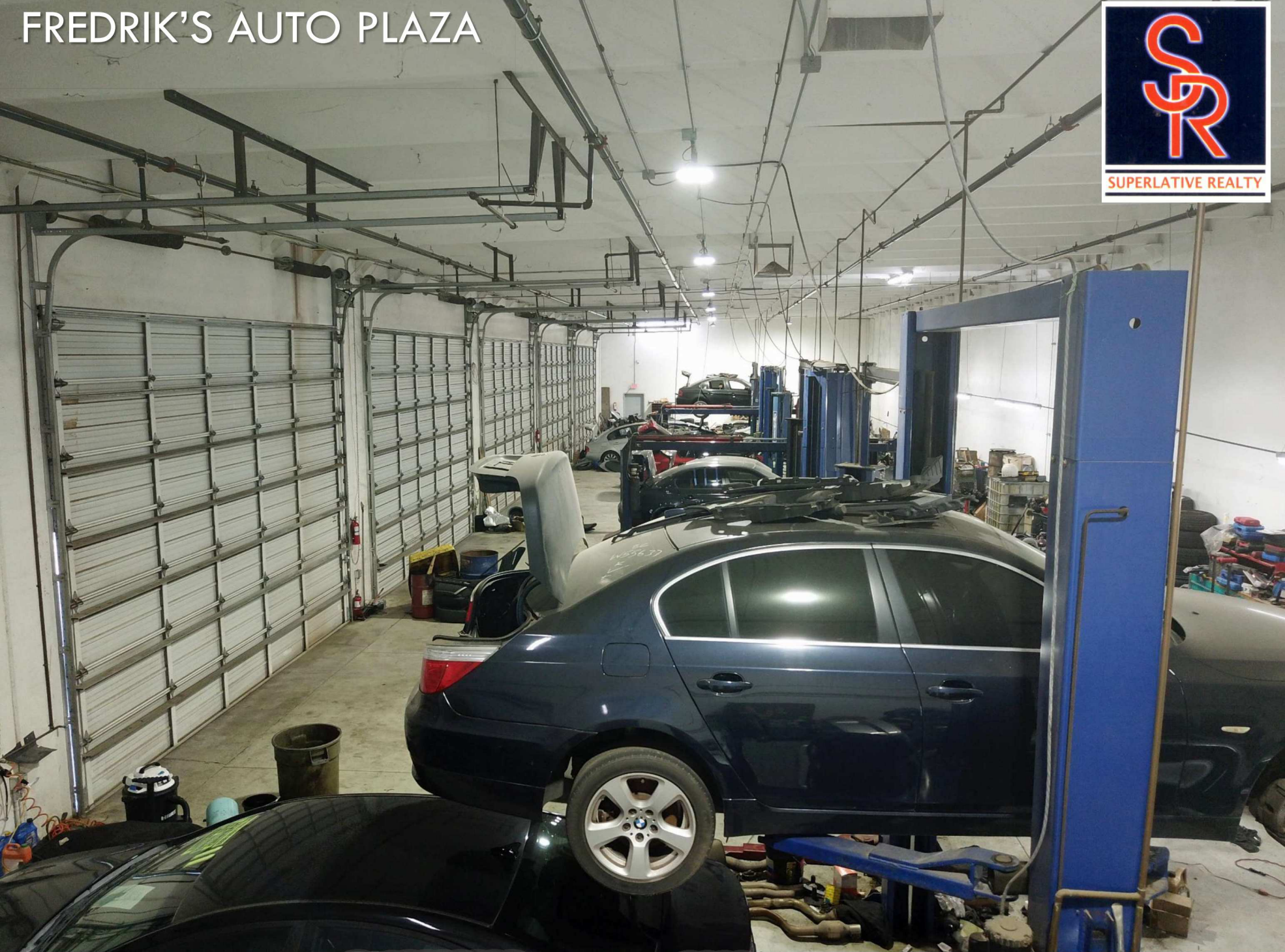
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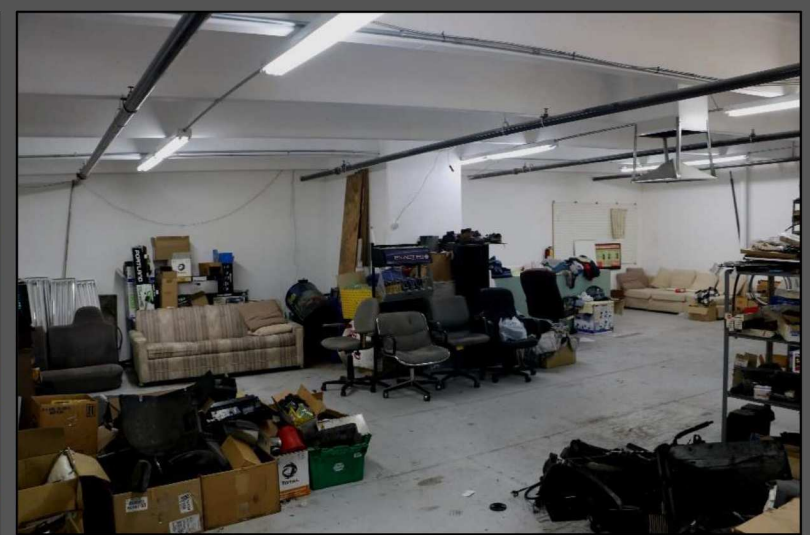
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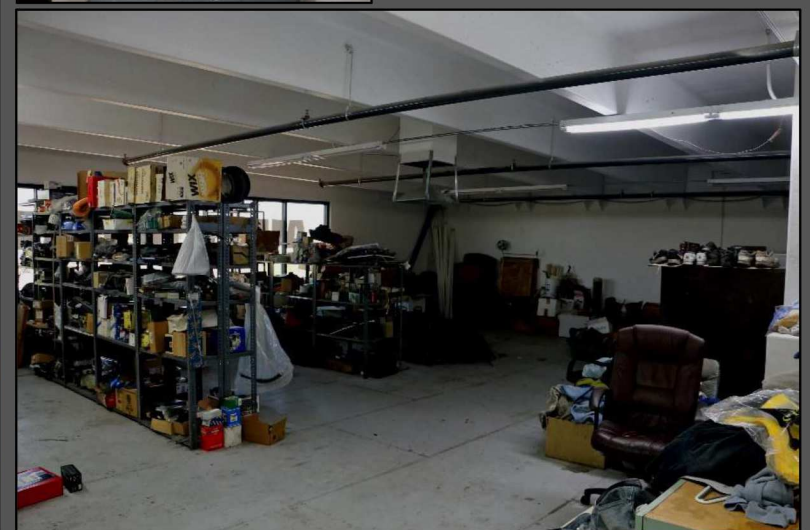
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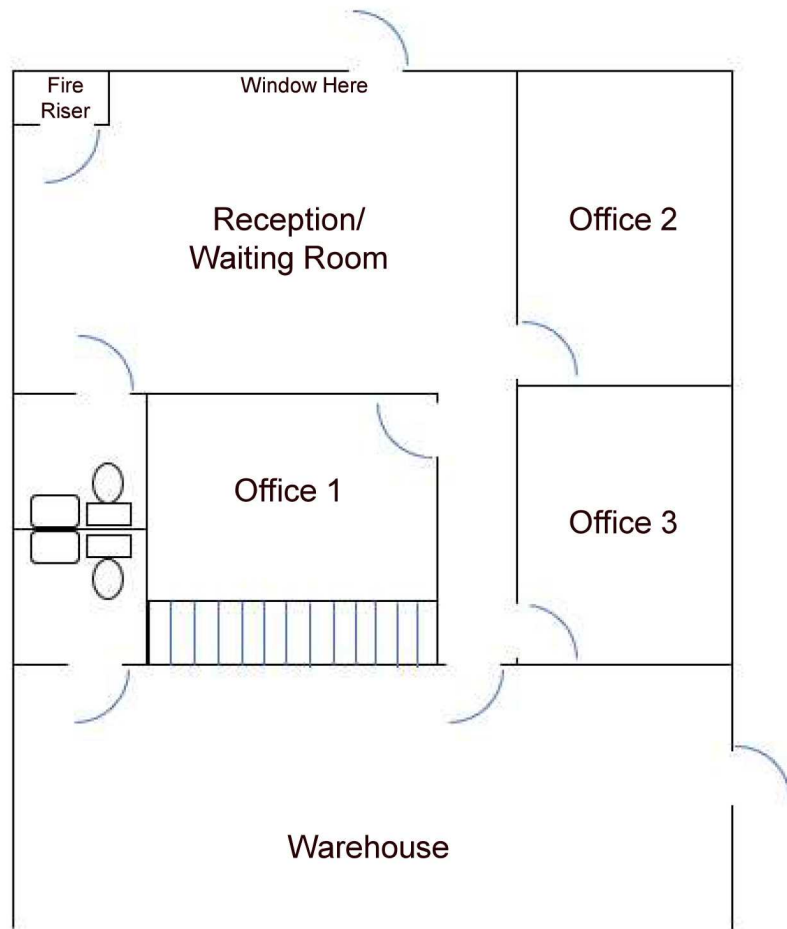
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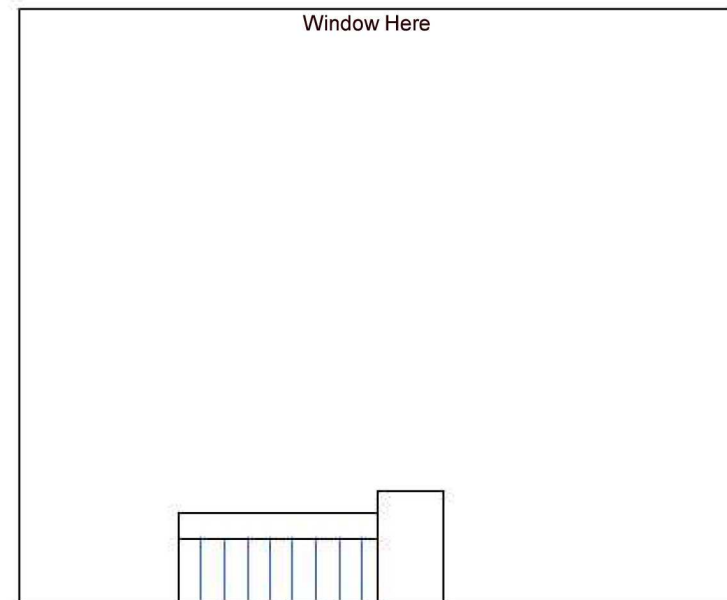
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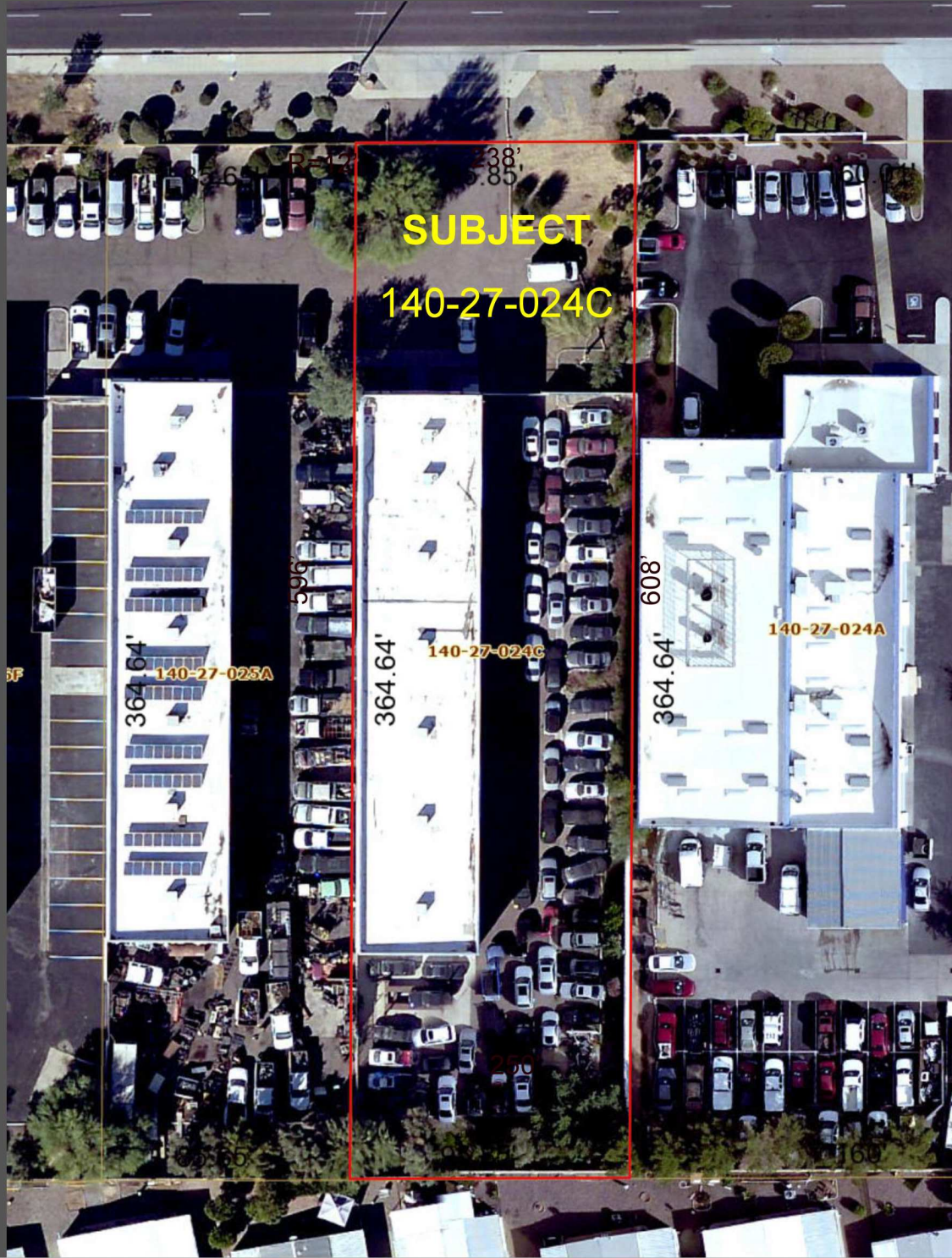
1st Floor



2nd Floor



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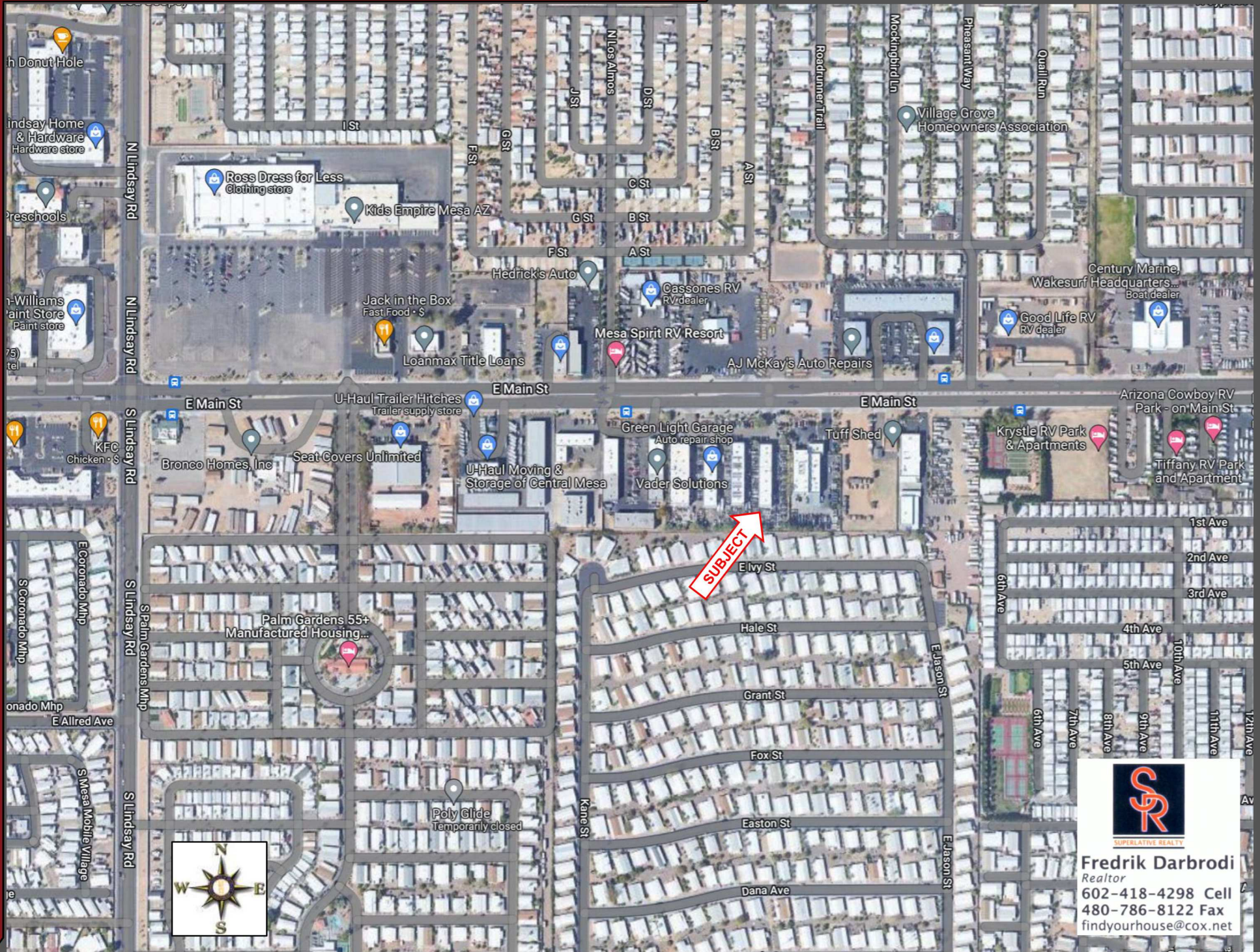
Google Street View



SUPERLATIVE REALTY

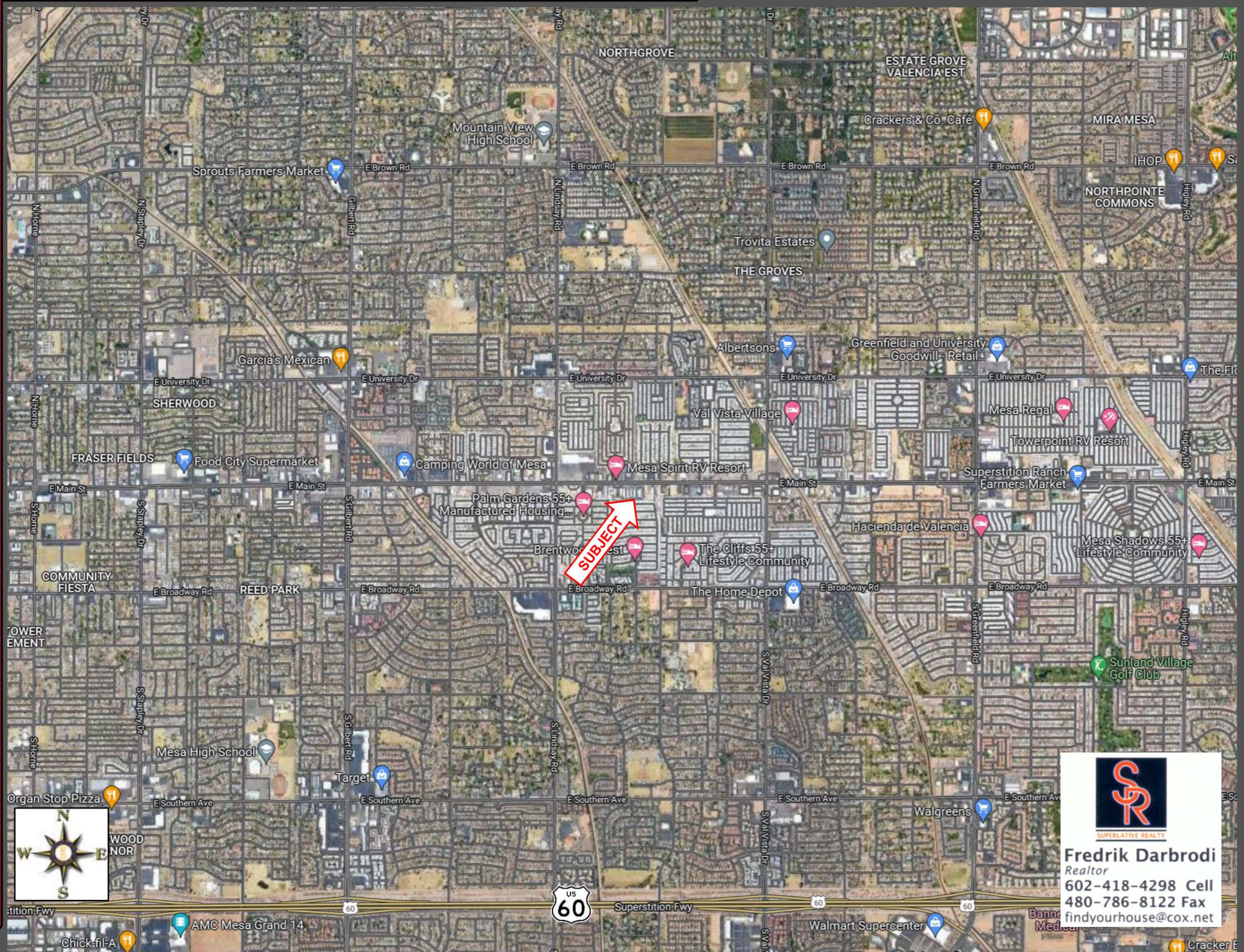
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FREDRIK'S AUTO PLAZA AERIAL PHOTO



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3611 N. 7th Street, Phoenix



Price: \$1,350,000 \$/SF: \$214.29 COE: 6/1/22
6,300 SF .49 Acres Built in 1965

1451 N. 32nd Street, Phoenix



Price: \$1,750,000 \$/SF: \$302.61 COE: 5/1/22
5,783 SF .45 Acres Built in 1991

6835 W. Chandler Blvd., Chandler



Price: \$5,350,000 \$/SF: \$527.82 COE: 11/19/21
10,136 SF 2.2 Acres Built in 2003

1255 Grand Ave, El Mirage



Price: \$1,825,000 \$/SF: \$191.28 COE: 7/6/21
9,541 SF 1.31 Acres Built in 2006