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LAND FOR SALE :: MESA, ARIZONA

1104 S EXTENSION ROAD *and* 840 W SOUTHERN AVENUE

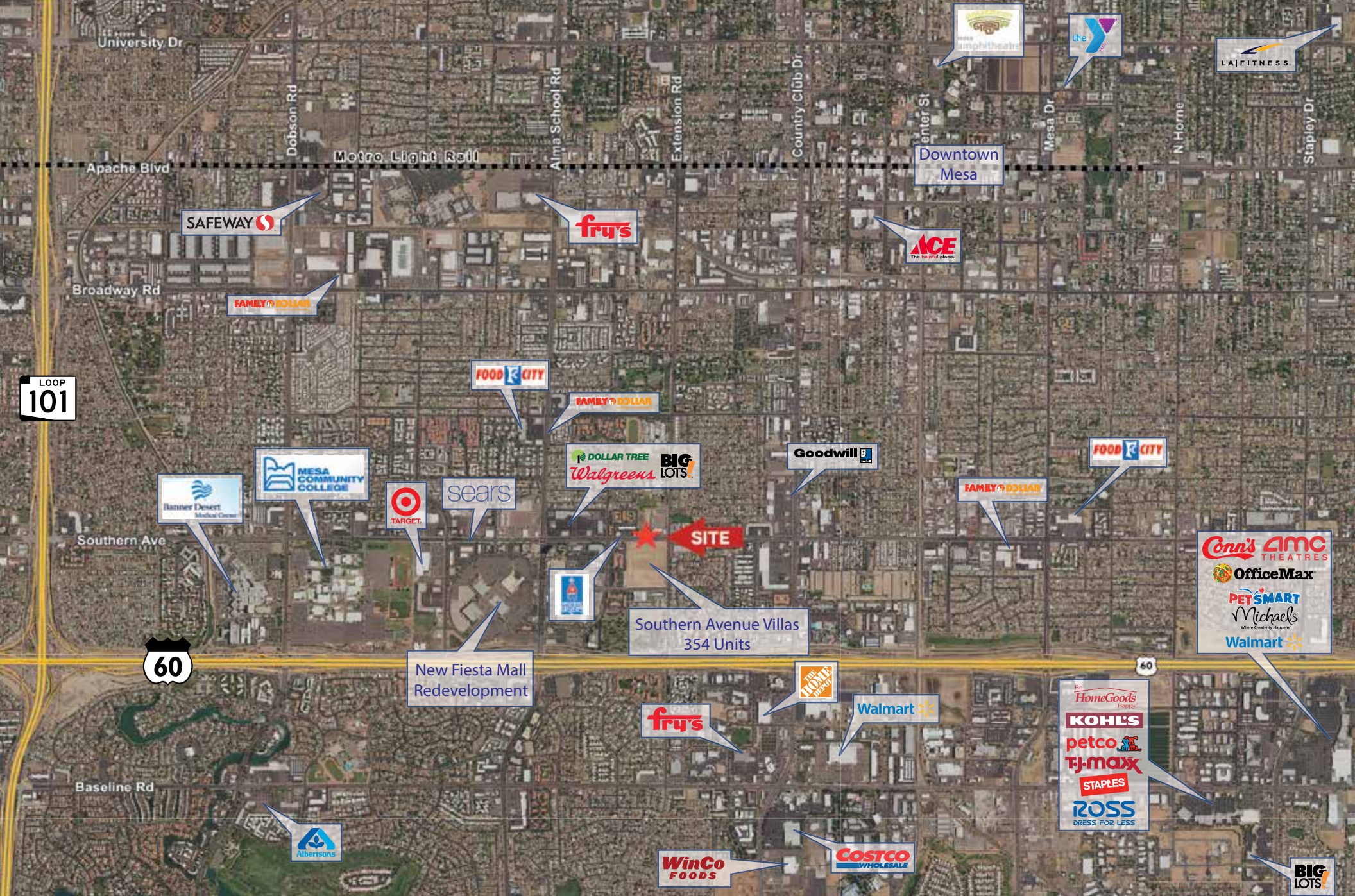


LOCATION

Two parcels of land are being offered that are north and west of the intersection of Southern & Extension in Mesa, Arizona. These parcels are separately owned and can be purchased together or on an individual basis. The Southern Avenue parcel includes a laundromat and dry cleaner business.

ASKING PRICE

- Parcel 1: *Price Reduction*
\$550,000 or \$359,477 per AC
- Parcel 2: **\$850,000 or \$442,708 per AC**
Price includes 4,225 SF dry cleaner and laundromat



LAND FOR SALE
SOUTHERN & EXTENSION | MESA, AZ



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PARCEL 1

- 134-19-008B
- 1104 S Extension, Mesa
- 66,647 SF or 1.53 Acres
- Approximately 351' x 190' *
- Rectangular
- 2017 Taxes \$7,200.22*
- Approximately 190' frontage on Extension
- Zoning LC BIZ**
- Previously approved for mini-storage units

PARCEL 2

- 134-19-004A
- 840 W Southern Avenue, Mesa
- 83,635 SF or 1.92 Acres
- Completely furnished dry cleaner and laundromat
- ±4,225 SF building
- ±45,633 SF undeveloped land
- 2017 taxes \$13,071.68*
- Zoning RS-6**

*According to Maricopa County Website

**According to the City of Mesa, Planning & Zoning Maps

Neighborhood Overview

Mesa, Arizona is the 38th largest city in the United States and second largest in the Phoenix metropolitan area. Just shy of 500,000 people, Mesa offers a diverse and sustainable economy with a balance of base industries.

This parcel is located in the new Fiesta Mesa Redevelopment Overlay district. The District is now nearing completion with beautiful streetscapes, pedestrian islands, themed lighting, new police and fire stations

and corporate headquarter relocations. The nearby Fiesta Mall was purchased in 2017 with the area planned to be redeveloped and re-designed for medical learning centers and colleges. Housing, eating and entertainment venues also are planned for the area. A new 354 unit multifamily development was constructed south of the subject property in 2016. The stabilization of the complex should increase demand in the area.



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