



FOR SALE

840 W SOUTHERN AVENUE

MESA, ARIZONA 85210

LOCATION W of the NWC of Southern Ave & Extension in Mesa, AZ, one-half mile north of US 60

PURCHASE PRICE **\$900,000**

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Features

PROPERTY The property currently is divided into two suites and is occupied by Barbara Ann's Alterations (and Dry Cleaner) and the Country Club Coin-Op Laundry. The current owner is operating both businesses and the purchase price includes all equipment and machinery. The property also includes $\pm 45,633$ SF of undeveloped land north of the property.

LOCATION Located West of the NWC of Southern Avenue and Extension Road in Mesa, AZ. The facility is approximately one-half mile north of U.S. 60.

BUILDING SIZE $\pm 4,225$ square foot single-story, two-suite retail building.

AREA ± 1.92 acres. Parcel No. 134-19-004A*

- Turn-key dry cleaner and coin-operated laundry
- Two suites
- $\pm 4,225$ SF building
- $\pm 79,410$ SF land
- Asphalt driveway
- 25 parking spaces
- One-half mile from US 60
- 2.3 miles from Loop 101
- Within one mile of new Fiesta Mall redevelopment area
- Frontage on Southern Avenue of approximately 128 linear feet
- Built 1976

**According to Maricopa County Website*



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 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.



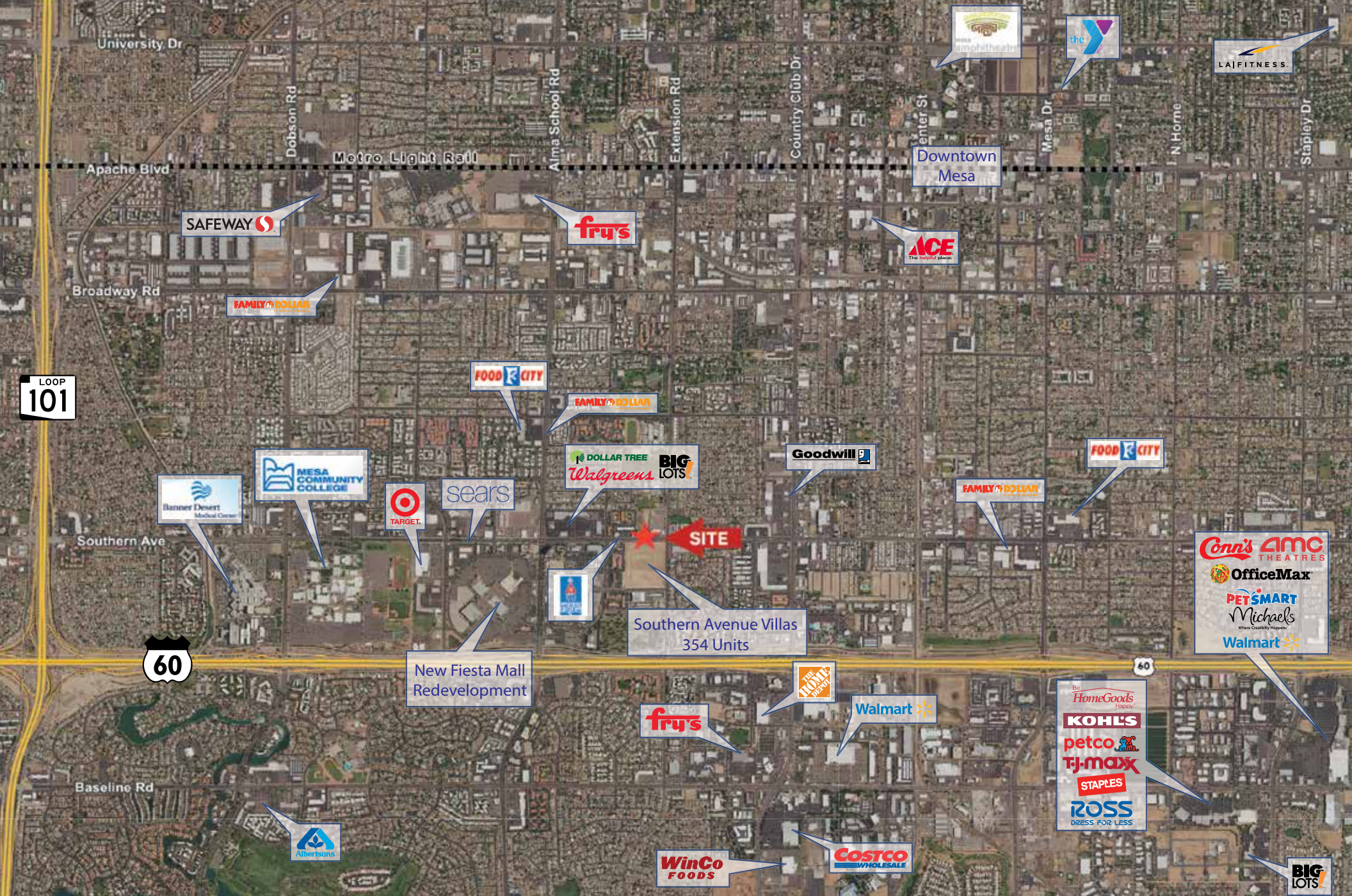
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