

# Available For Sale

3600 W White Mountain Blvd. | Lakeside, AZ

Two Parcels with Hwy 260 Frontage  
\*Both parcels need to be sold together

Colliers



## Parcel 1

- 3600 W White Mountain Blvd.
- 3,752 SF building that is currently EZE Trailer & Boat, A&M Moving
- Zoning: CR
- Parcel #: 212-18-005A
- 23,087 SF of land or 0.53 acres
- Block construction
- 2 roll-up doors (14')
- Two-post carlift
- Air compressor lines intact
- Layout: 3 offices downstairs, 2 offices upstairs, and storage

## Parcel 2

- 3560 Mulholland Dr.
- 1,429 SF residence currently occupied, but will vacate at close of escrow
- Zoning: R-3
- Parcel #: 212-18-001A
- 30,056 SF of land or 0.69 acres

## Parcels 1 & 2

- 3,752 SF commercial building
- 1,429 SF single-family residence
- Zoning: Frontage is CR and back parcel is R-3
- 53,143 SF of land or 1.22 acres
- Asking price: **\$850,000.00**
- Outside agents are welcome
- Both parcels need to be sold together

Contact us:

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	1 mi Radius	3 mi Radius	5 mi Radius
<b>Demographics</b>			
2023 Total Population	2,103	7,883	11,957
2023 Total Households	929	3,297	5,113
2023 Average Household Income	\$79,122	\$76,552	\$77,549
2023 Median Age	43.2	46.2	47.3

**Traffic Counts:** 24,795 (E-W) Hwy 260  
1,838 (N-S) Rainbow Lake Drive

**Asking Sale Price \$850,000.00**



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