

CENTURY 21 COMMERCIAL®

Toma Partners

LAND INVESTMENT

**1864 E Baseline Road
Mesa, Arizona 85204**

Prime Frontage Investment opportunity in Mesa, Arizona! Spanning an impressive 29,693 square feet, this land is ideally positioned, making it a strategic asset for savvy investors. The location of this site sits on one of the most heavily trafficked arterials. The Investment offers an exceptional Branded long term Tenant Valvoline LLC. The Tenant is responsible for the direct payment of all taxes, insurance, and maintenance associated with the property which making the investment a hand` s off, passive investment, this property promises significant appreciation and lucrative returns. Tenant currently in its 5th year of a 15-year term with 3 additional 5-year options. Seize this chance to invest in a high-demand area.



SALE

PURCHASE PRICE:
\$2,200,000.00

Land Size: 0.68 Acres
Property Size: 29,693 Sq. Ft.

Contact:

6024977746

DARRELL LAMOURE
Senior Associate

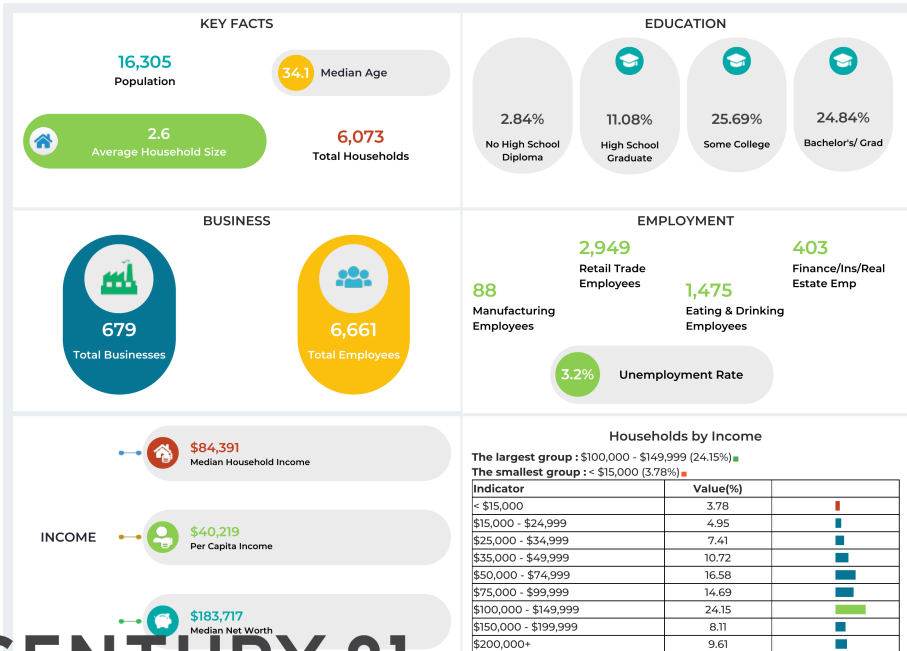
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