



FOR SALE | OFFICE

Infill Lot Off Country Club And University Dr

445 W 5th Pl | Mesa, AZ 85201

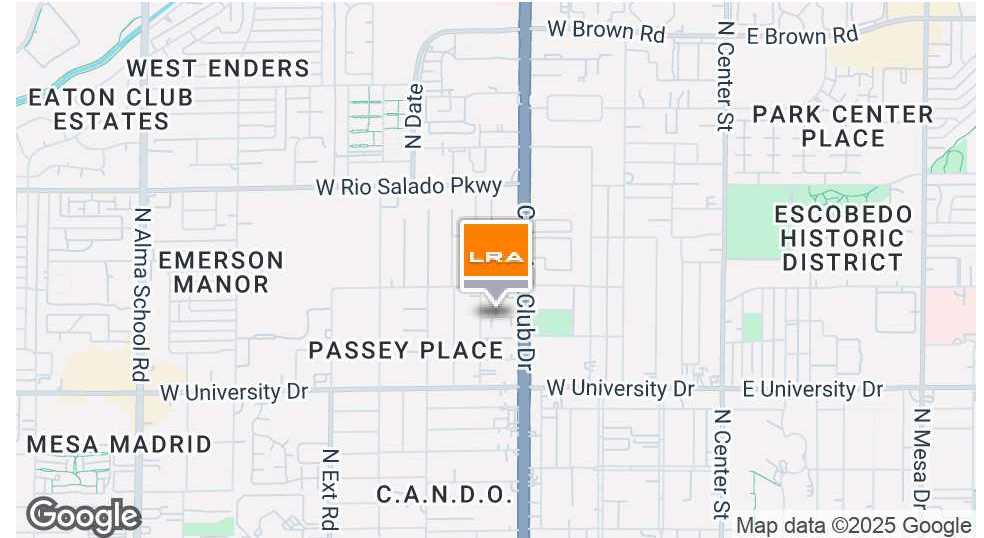
PRESENTED BY:

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LC Zoned Land Opportunity

445 W 5th Pl | Mesa, AZ 85201



OFFERING SUMMARY

Sale Price:	\$1,749,900
Building Size:	18,206 SF
Lot Size:	83,500 SF
Number of Units:	11
Price / SF:	\$96.12
Year Built:	1966
Zoning:	LC

PROPERTY OVERVIEW

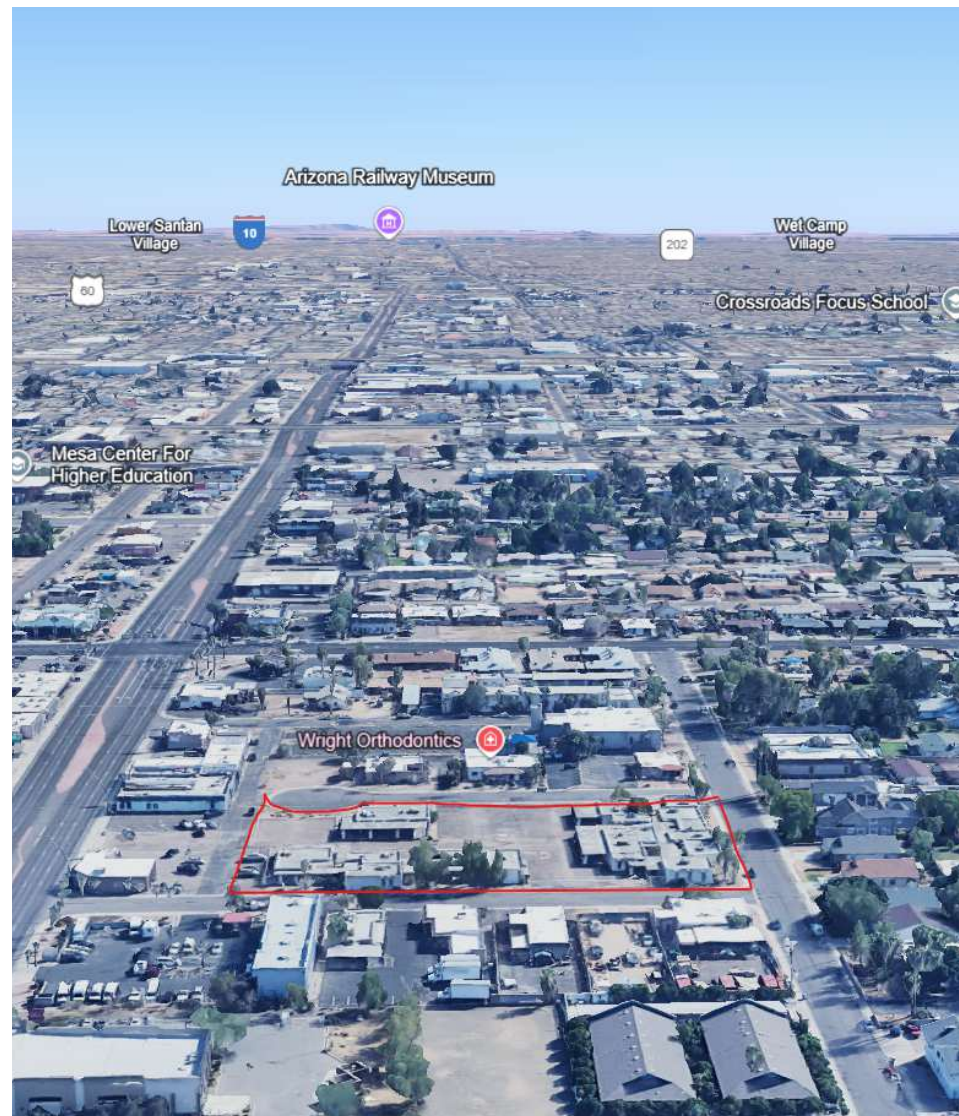
Prime investment opportunity at 455 W 5th Pl, Mesa, AZ 85201. This 18,206 SF, 11-unit commercial building, zoned LC and built in 1966, offers strong potential for office investors. Located in a desirable Mesa area, it's ideal for expanding your commercial portfolio with space suited for professional tenants.

PROPERTY HIGHLIGHTS

- 18,206 SF building
- 11 units
- Built in 1966
- Zoned LC
- Prime location in Mesa area

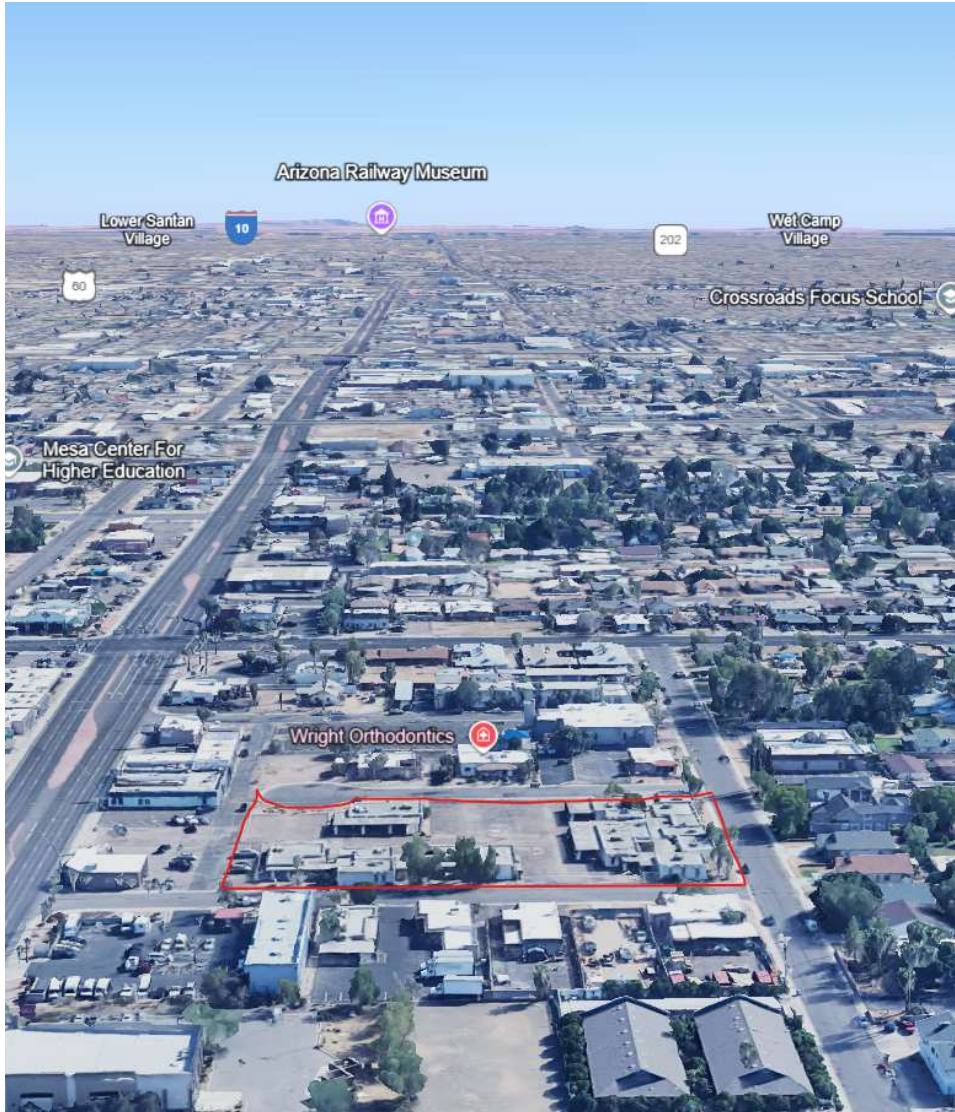
Arial Shots

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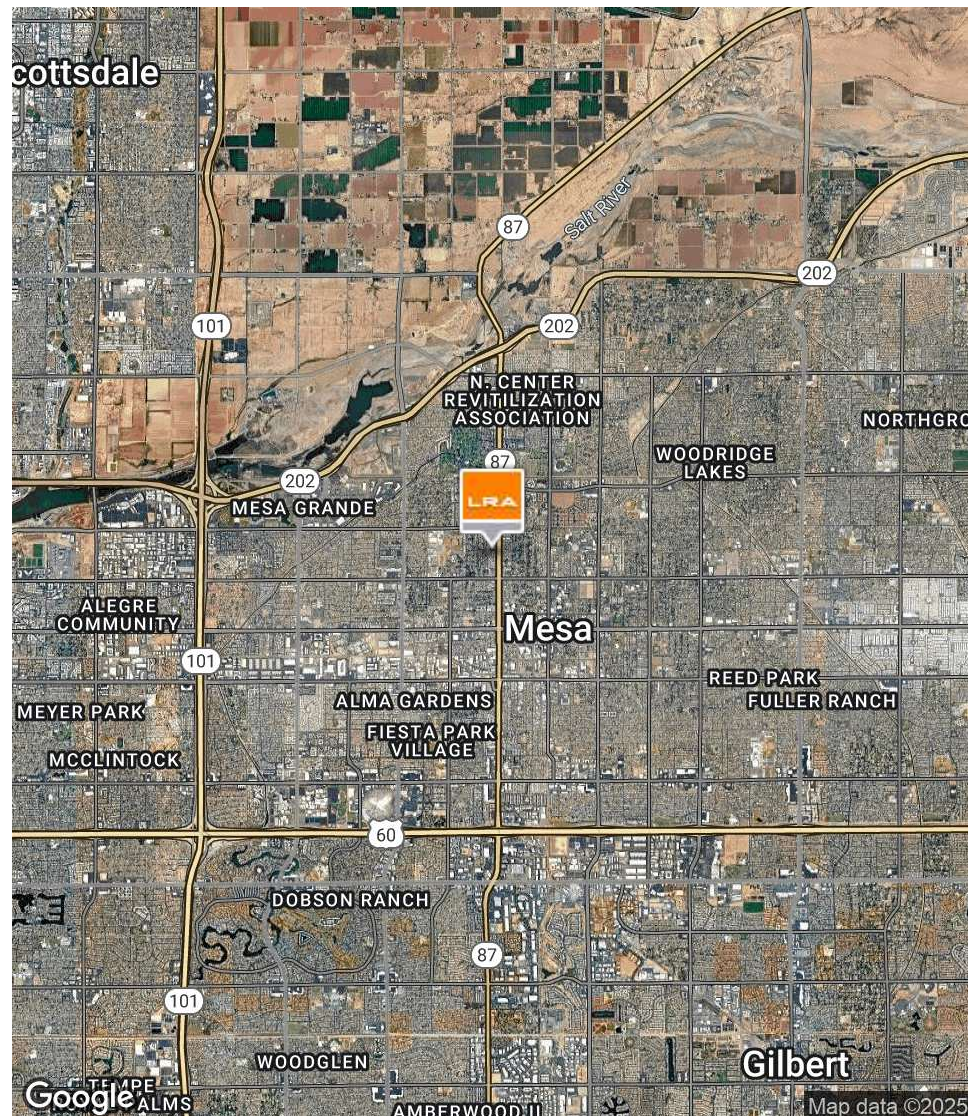
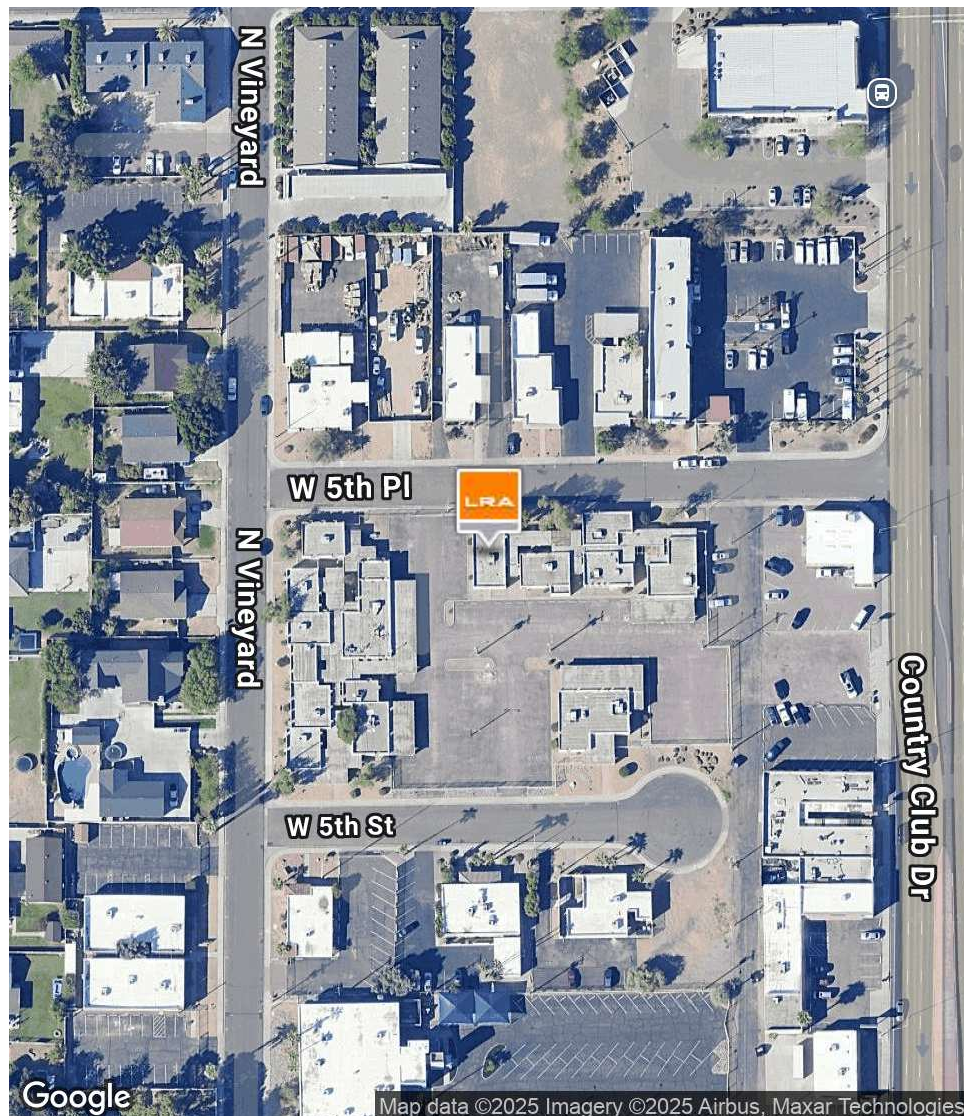
Exterior Pictures

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Infill Lot Near The 202 And The 101

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Infill Lot Near Main St Retailers

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445 W 5th PI

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Average Age	36	38	38
Average Age (Male)	35	36	36
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	816	2,447	7,480
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$79,453	\$69,346	\$67,407
Average House Value	\$527,104	\$480,880	\$413,608

Demographics data derived from AlphaMap

