



## 443 W Main St, Mesa, AZ 85201

Virtual Tour: <https://bit.ly/4dViScz>



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## 443 W Main St, Mesa, AZ 85201

**\$399,000**

Located at 443 W Main St, this property presents a fantastic opportunity for investors or business owners looking for high-visibility real estate on a well-trafficked street in Mesa. The property is currently occupied by a tattoo studio tenant, but they do not have to remain after the close of escrow, allowing flexibility for new ownership or alternative uses.

### Property Features:

**Prime Location:** Situated along W Main St., providing excellent exposure and easy access to nearby businesses and amenities.

**Zoned for Commercial Use:** This versatile space is suitable for a variety of business types, whether you're looking to continue leasing it to the current tenant or repurpose it for retail, office, or service-based...

- Visibility Along W Main St
- Parking
- Along Light Rail
- Near Major Freeways

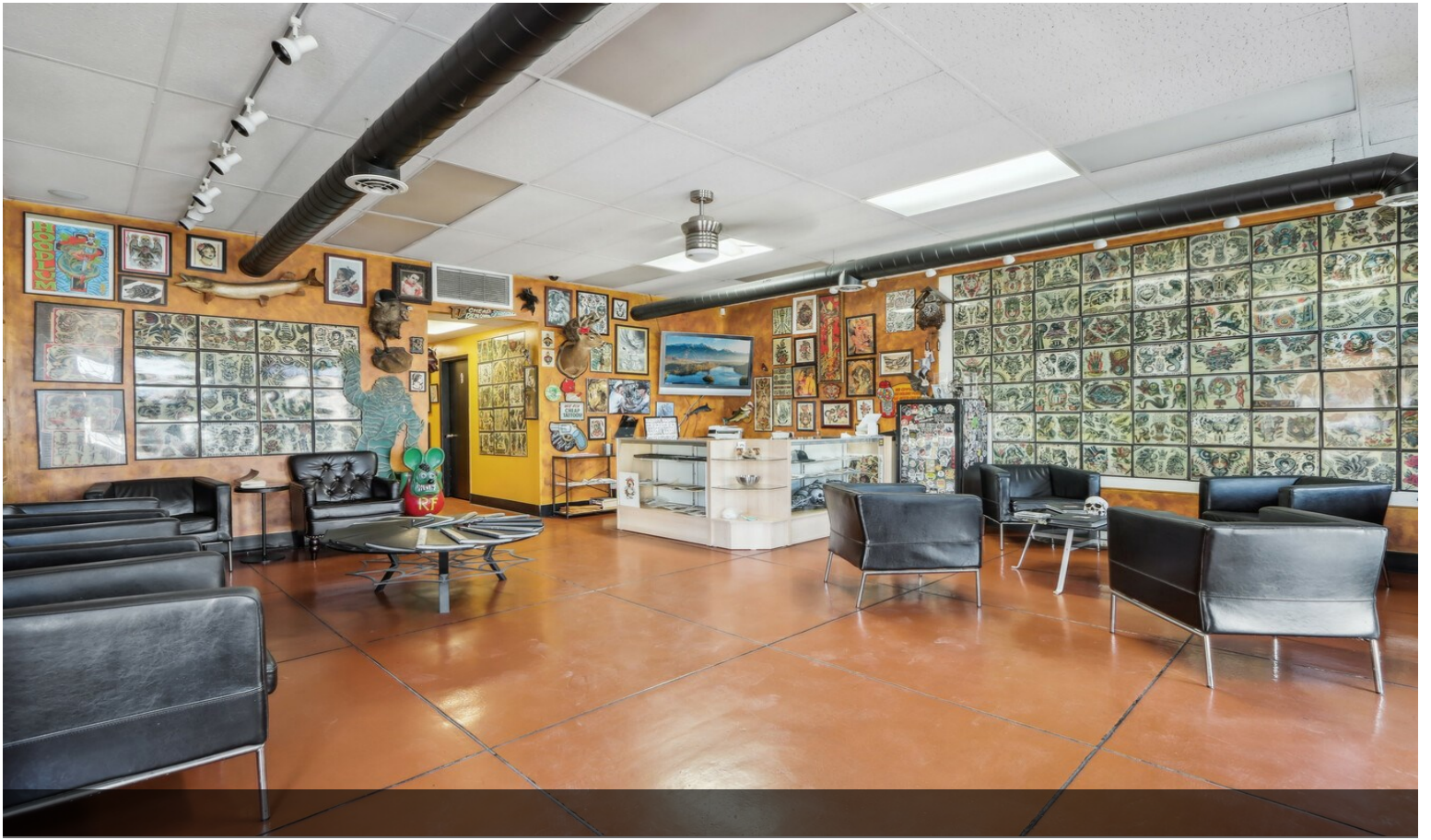


Price:	\$399,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.14 AC
Gross Leasable Area:	2,070 SF
No. Stories:	1
Year Built:	1935
Tenancy:	Single
Parking Ratio:	3.5/1,000 SF
Zoning Description:	CC
APN / Parcel ID:	134-01-008
Walk Score ®:	85 (Very Walkable)
Transit Score ®:	53 (Good Transit)

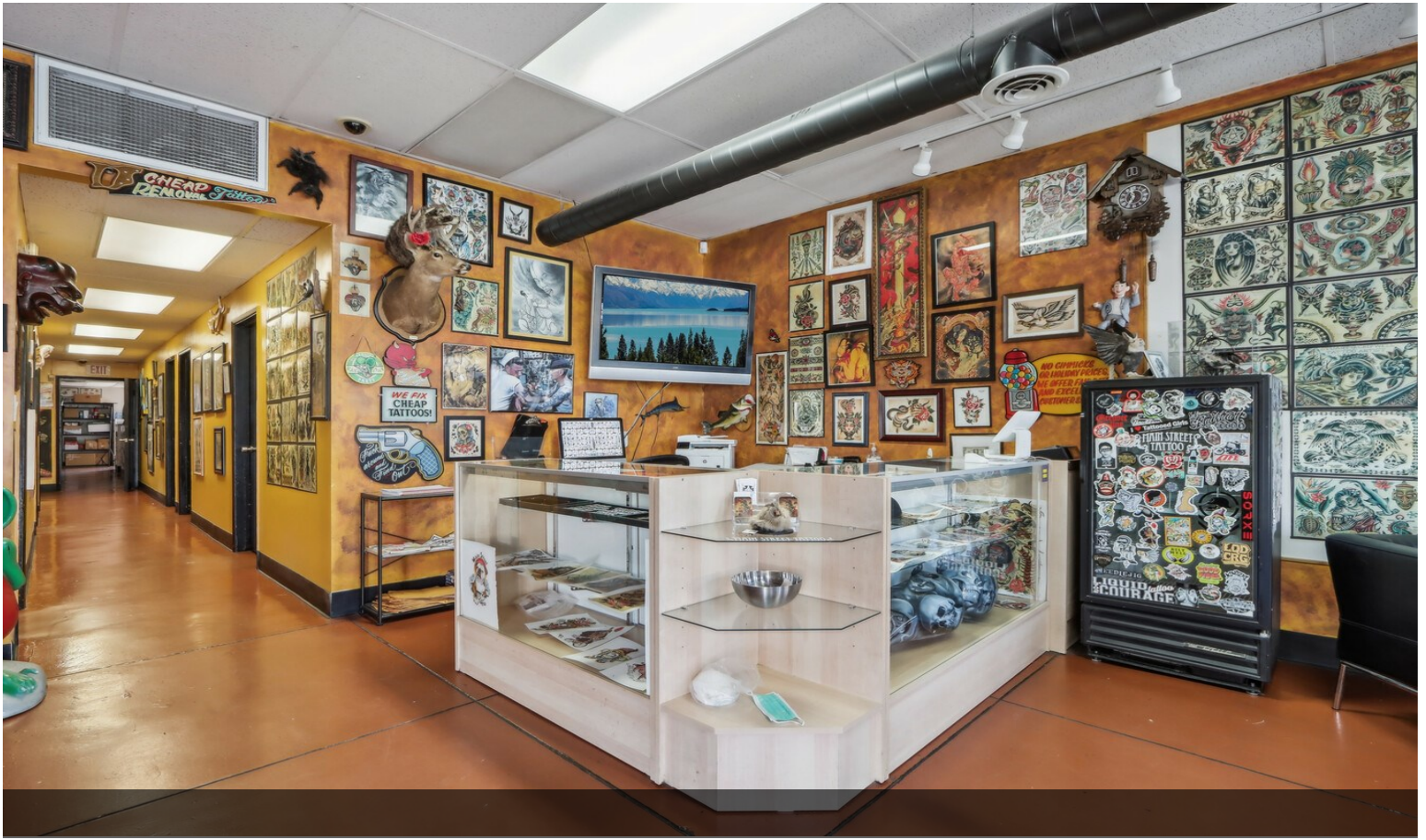


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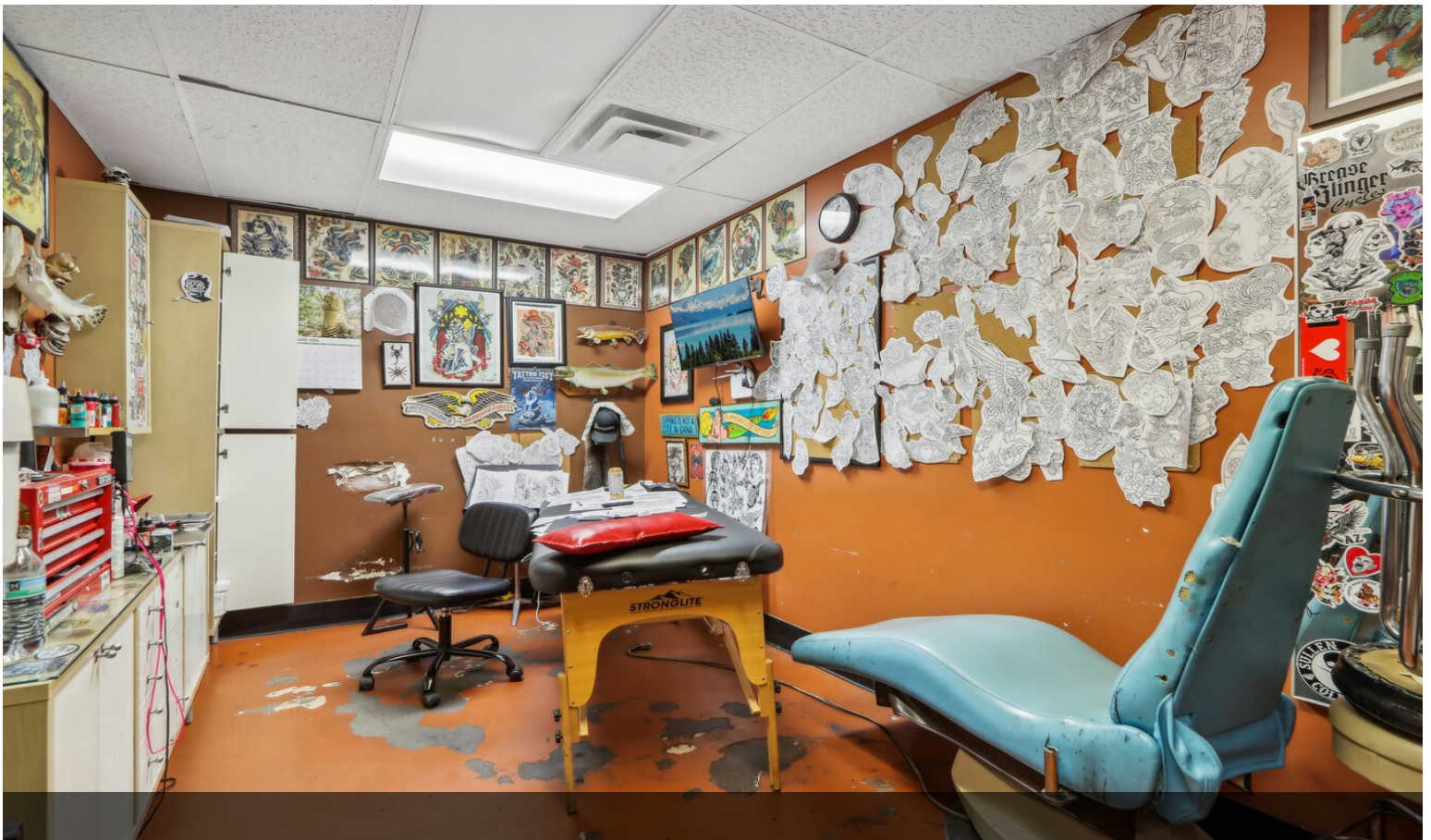
# Property Photos



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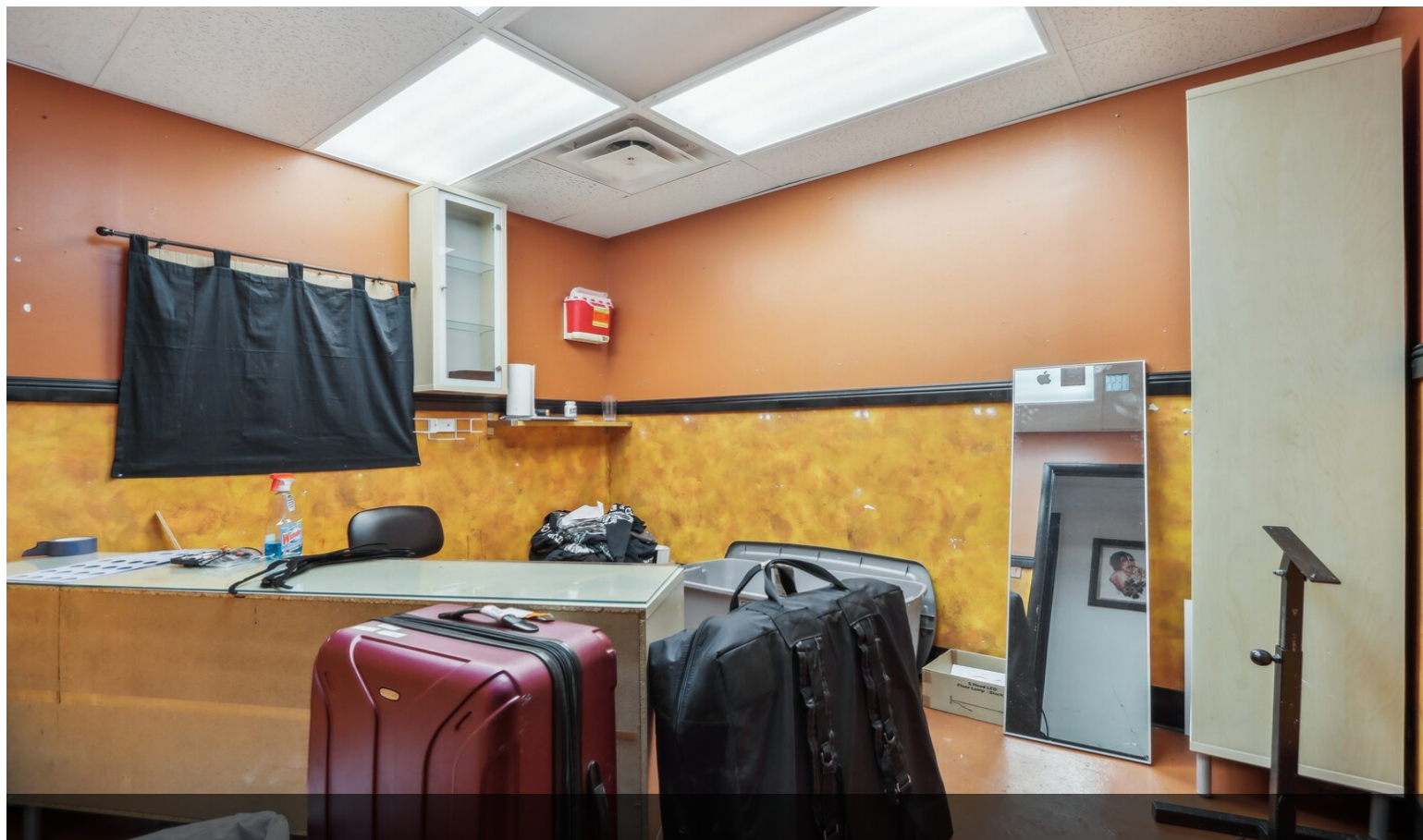
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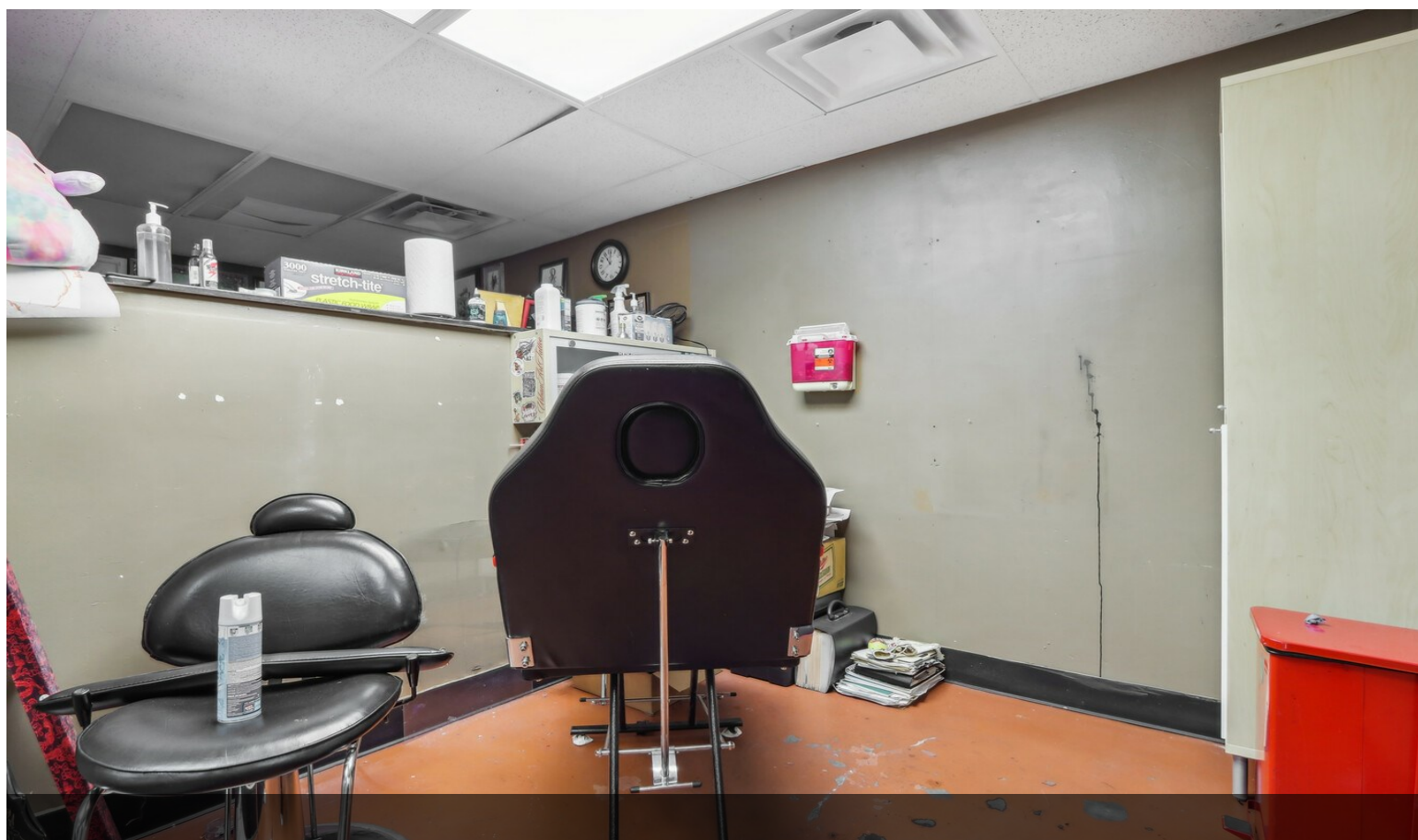


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