

409-413

N Main St
Eloy, AZ 85131

OFFICE/RETAIL/FLEX WITH 3-PHASE POWER

OWNER/USER OPPORTUNITY
AVAILABLE FOR SALE OR LEASE



SALE PRICE: \$650,000 (\$89.95 PSF) | LEASE RATE: \$10.00 MG

Toby Campbell
D 480.214.1123
M 602.561.2946
tcampbell@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

PROPERTY OVERVIEW

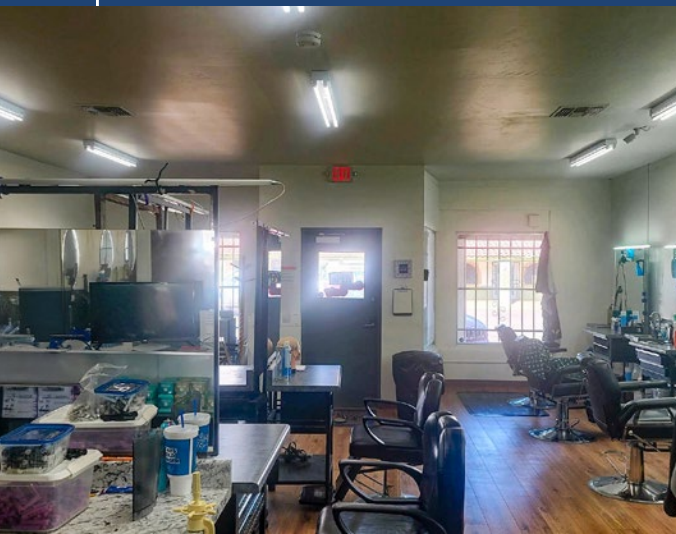
- 7,226 SF Owner/User Office/Retail/Flex For Sale or Lease
- Sale Price: \$650,000 (\$89.95 PSF)
- 8 Parking Spaces in Front of Building (Street Parking Allowed)
- Double Doors Connecting the Two Suites

409 N Main St | 2,274 SF | \$10.00 MG

- HVAC Cooled
- 10' Clear Height
- 4 Offices, Break Room, Bull Pen, 2 Rest Rooms, 1 Rear Single Door

413 N Main St | 4,952 SF | \$10.00 MG

- HVAC Cooled
- 10' Clear Height
- Security System (Video & Motion Sensors)
- 400A 3-Ph Power with 8 Electrical Drop Cords & 18 Wall Outlets
- Break Room, Bull Pen, 2 Rest Rooms, 1 Rear Double Door, & 1 Rear Single Door



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For More Information, Contact an Exclusive Listing Agent:

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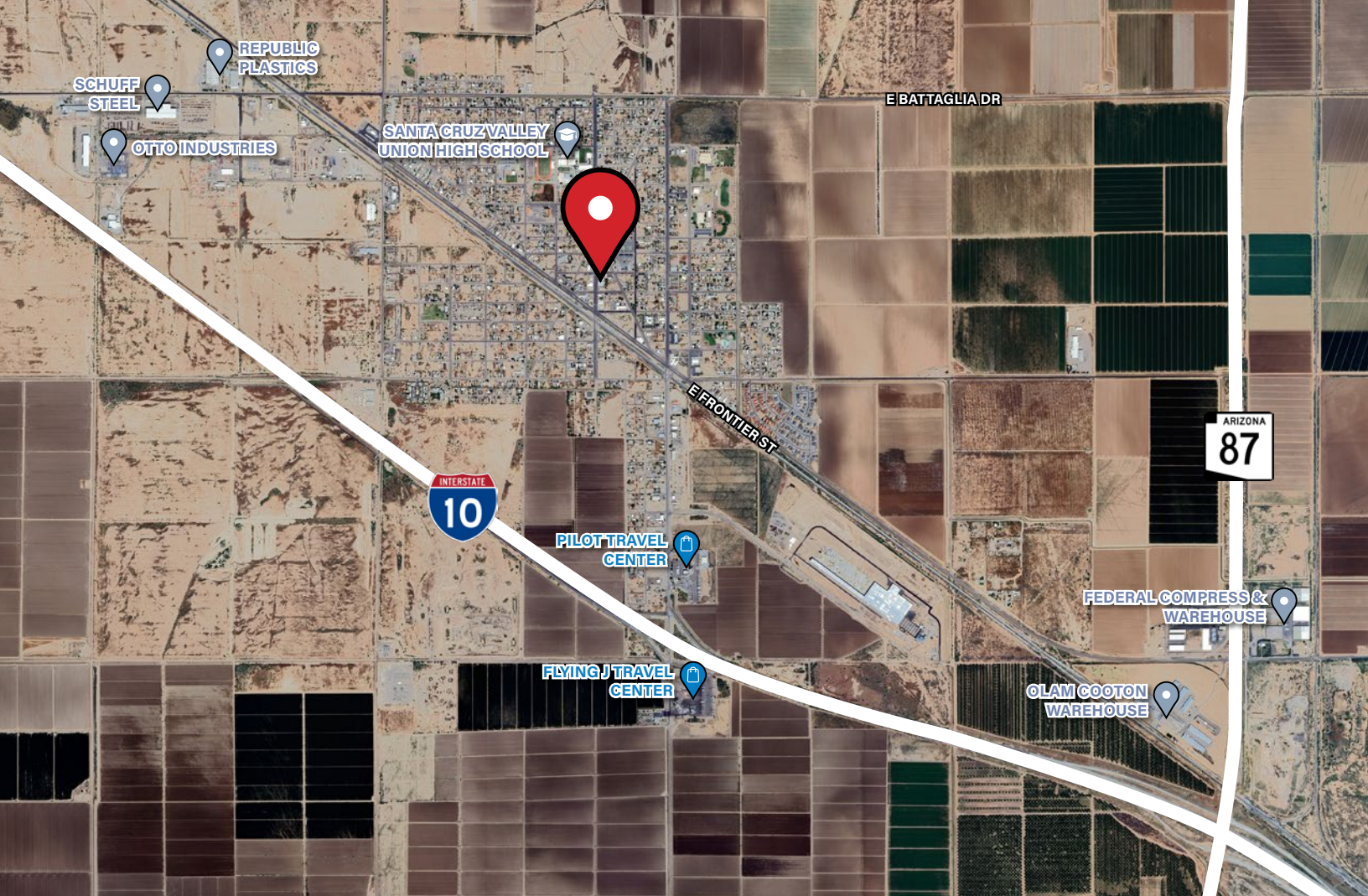
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DEMO- GRAPHICS

5-Mile Radius (2023)

*Take Advantage of Pinal County's
Unprecedented Growth!*



7,743

Population



3,129

Households



\$62,031

Average HH Income



33.7

Median Age



+6.4%

Growth 2020 - 2024



7%

Bach. Degree or Higher

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