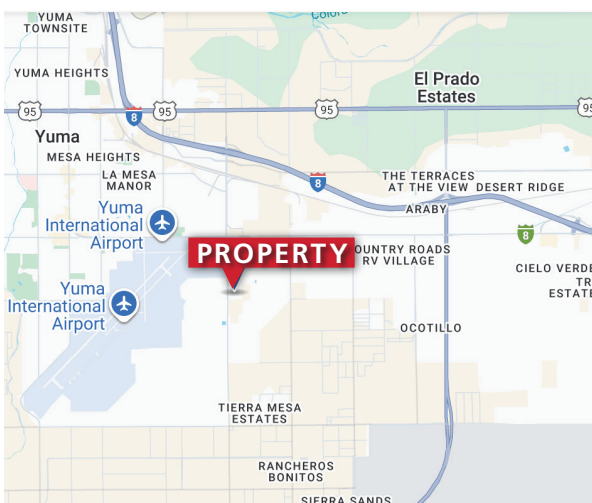


FOR SALE

3180 EAST 40TH STREET | YUMA, AZ | 85365



AVAILABLE FOR SALE



FOR MORE INFORMATION:

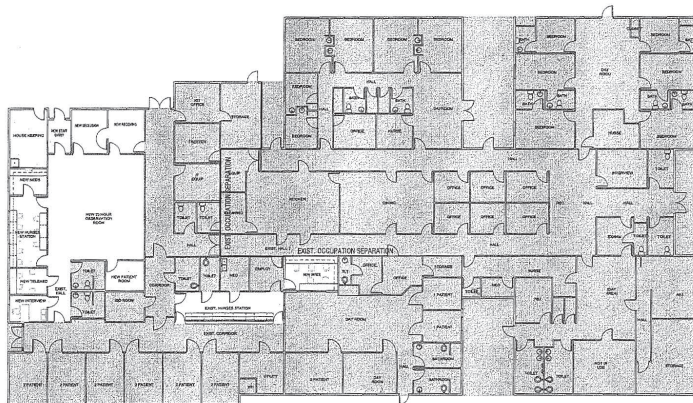
MURRAY GARES

mgares@REsourcecmcl.com | 602.363.4640

TRACY ALTEMUS

602.206.6474 | taltemus@REsourcecmcl.com

- For Sale: \$2,967,000 (\$160.00 psf)
- Building Size: 18,543 sf
- Lot Size: 2.71 acres
- Zoning: B-2 General Commercial District
- Parking: 41 surface parking stall, 2 handicap parking stalls.
- Can add approximately 60+ parking stalls in adjacent dirt lot.
- Year of Construction: 1990
- Comments: Single story building well located with the Yuma City District.



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