



8213-8215 E Main St

8213-8215 E Main St, Mesa, AZ 85207



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8213-8215 E Main St

\$2,200,000

Total Building Size: ±5,555 SF

Land Size: ±28,824 SF (0.66 AC)

Zoning: C-3 (Mesa City) / R-3 (County Island)

Parcels: 3 total

(2) Parcels on Main St zoned C-3, ideal for Automotive, RV Sales, or Retail

(1) Rear parcel zoned R-3, potential for two additional residential units

Year Built: 1957 Renovations 2023

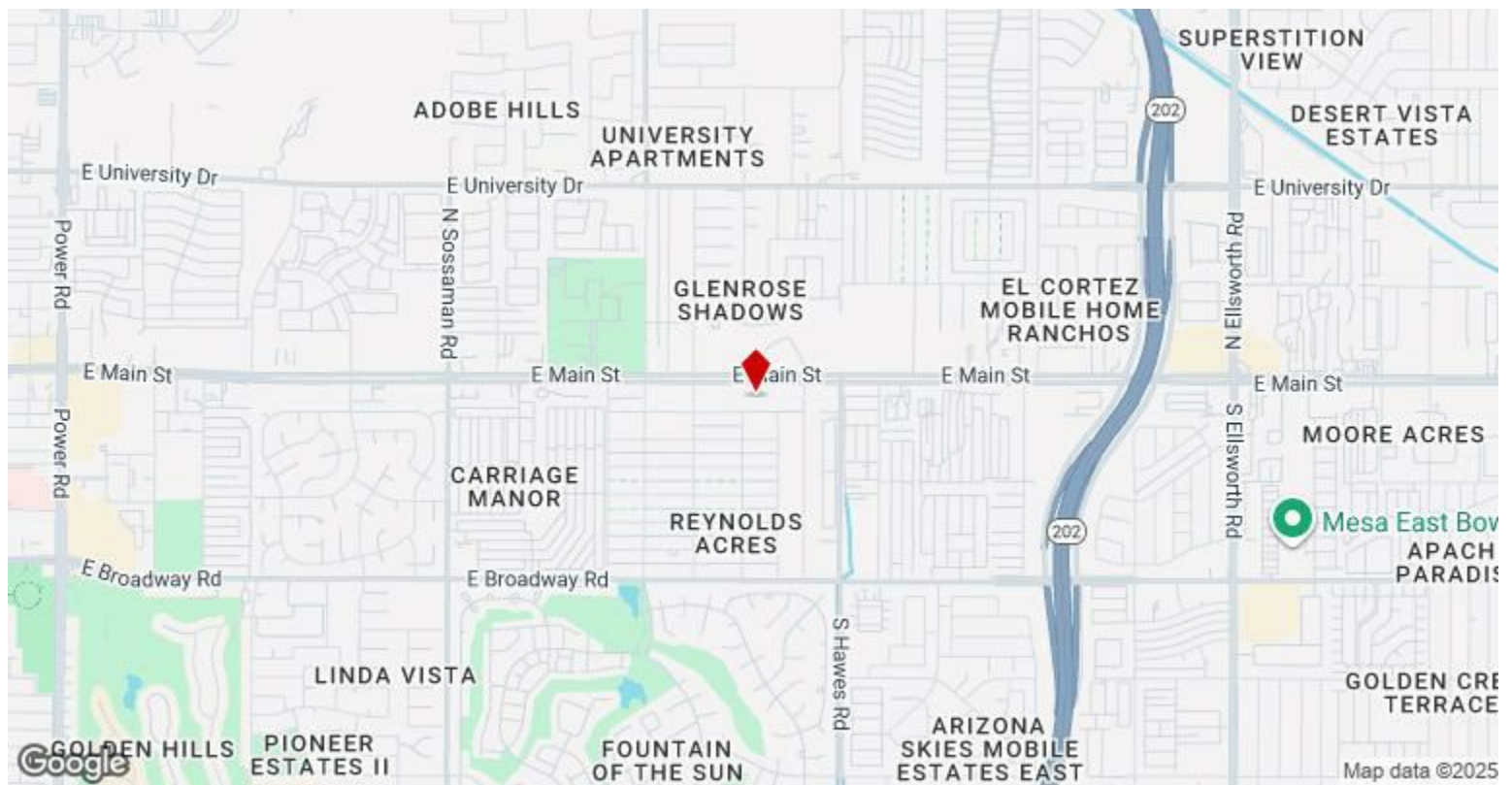
Features:

Fenced...

- Flexible owner/user or investment opportunity with potential 7–8% cap rate
- C-3 zoning on Main Street – ideal for automotive, RV sales, retail, or showroom use
- Mixed-use setup including front retail shop, warehouse bay, and duplex apartments (2 units total, 1 unremodel)



Price:	\$2,200,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	7.00%
Lot Size:	0.66 AC
Gross Building Area:	5,555 SF
Rentable Building Area:	5,555 SF
No. Stories:	1
Year Built:	1957
Tenancy:	Multi
Zoning Description:	C-3
APN / Parcel ID:	218-29-005

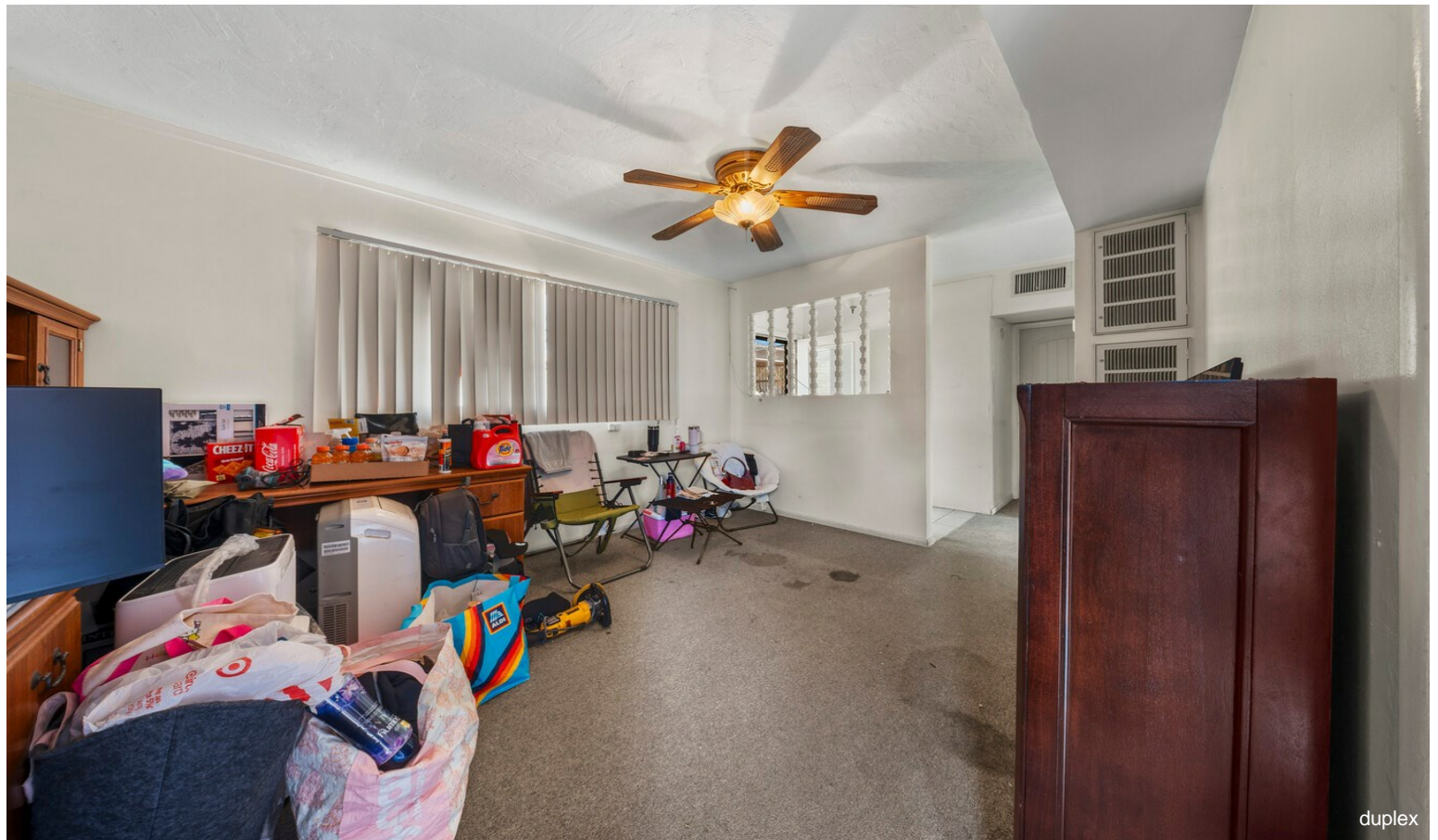


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Property Photos



Property Photos



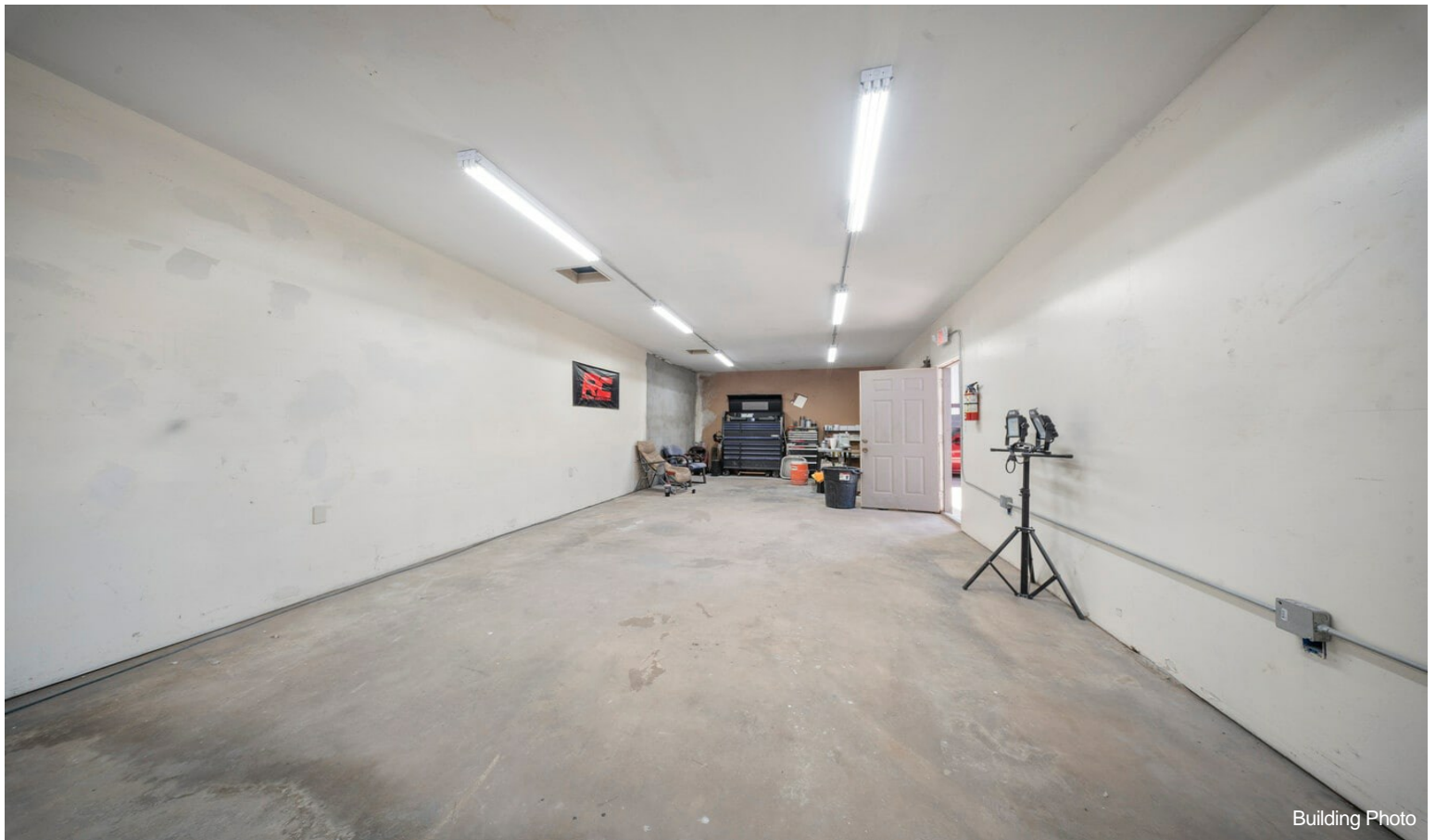
Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Interior Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



lot