



9310 & 9390 E MCLELLAN ROAD

Mesa, AZ 85207 - Two Buildings on ±4.03 Acres of RU-43 Zoned Land | Owner/User or Redevelopment

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jml@cutlercommercial.com

ERIC FERBER, CCIM

Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com

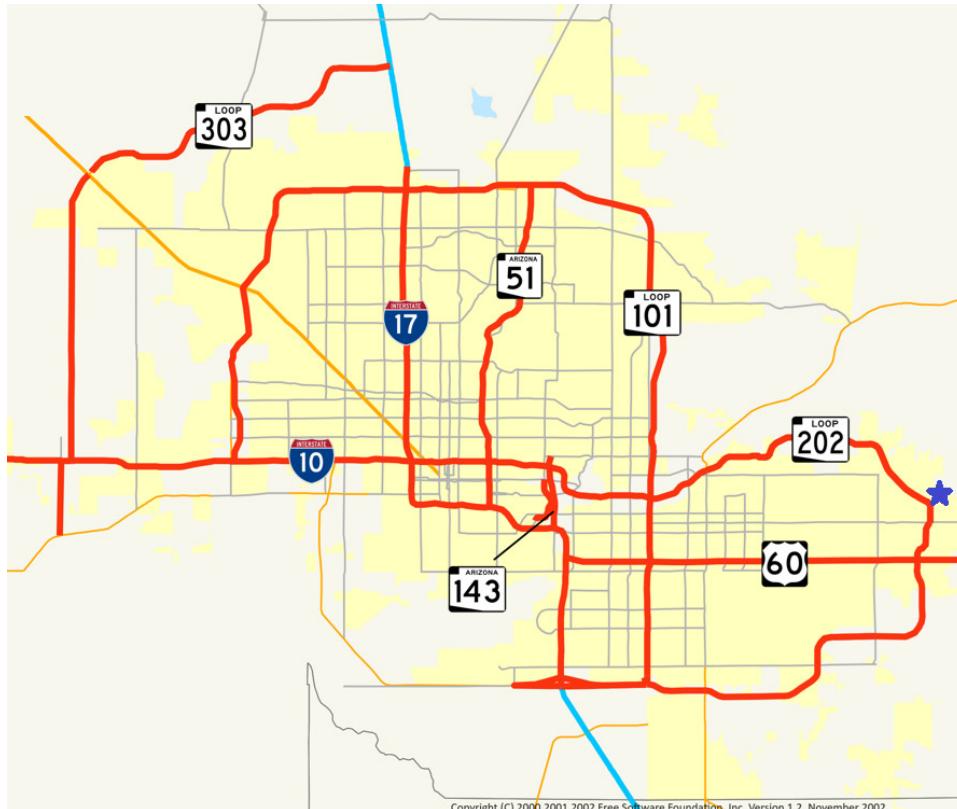


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

9310 & 9390 E MCLELLAN ROAD

Mesa, AZ 85207

TWO BUILDINGS WITH EXCESS LAND FOR SALE



PROPERTY HIGHLIGHTS

- Currently Used as a Church Property
- 2 Buildings on a ±2 Acre Parcel Consisting of Offices, Classrooms & Worship Center with an Additional ±2.03 Acres of Land
- Year Built: 1979
- Zoning: RU-43
- Close Proximity to Loop 202 in East Mesa
- Surrounded by High-End Residential on Acre Lots with Excellent Mountain Views
- Potential Uses: Perfect for a Church, Non-Profit, Community Organization or Redevelopment
- Owner to Provide a Short-Term Leaseback

OFFERING SUMMARY

SALE PRICE: \$1,650,000

APN: 220-01-033-Y: ±7,481 SF of Building on ±1.997 Acres of Land

APN: 220-01-021: ±2.03 Acres of Unimproved Land

**Square Footage Based on Appraisal (Buyer to Verify)*

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jml@cutlercommercial.com

ERIC FERBER, CCIM

Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com

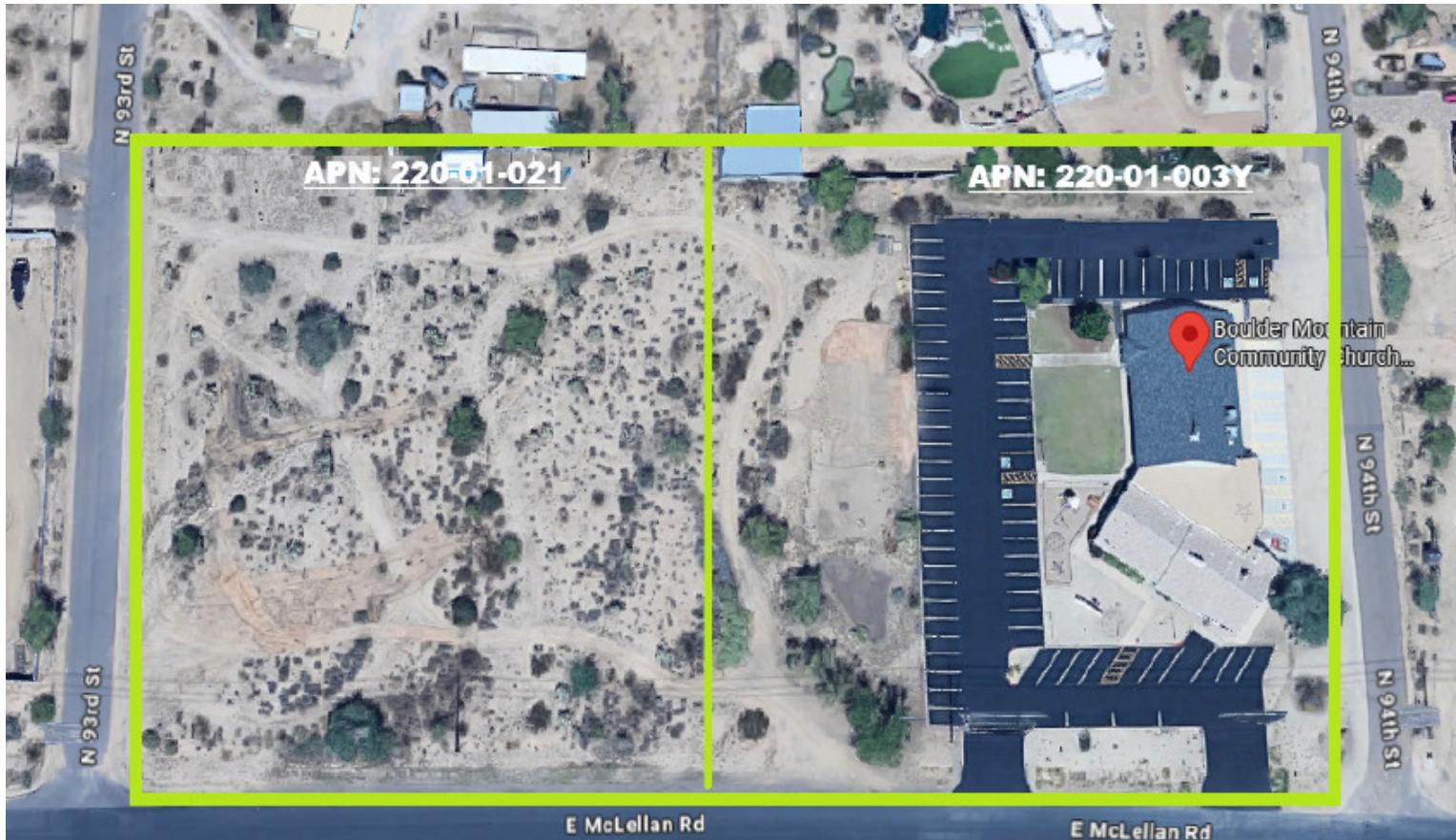


All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

9310 & 9390 E MCLELLAN ROAD

Mesa, AZ 85207

PROPERTY PARCELS (APN: 220-01-021 & APN: 220-01-003Y)



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jml@cutlercommercial.com

ERIC FERBER, CCIM

Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

9310 & 9390 E MCLELLAN ROAD

Mesa, AZ 85207

ADDITIONAL PHOTOS



2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

JAMES LIEBERTHAL, SIOR

Associate Broker
480.529.6400 (Mobile/Text)
jml@cutlercommercial.com

ERIC FERBER, CCIM

Senior Associate
602.332.2821 (Mobile/Text)
eferber@cutlercommercial.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.