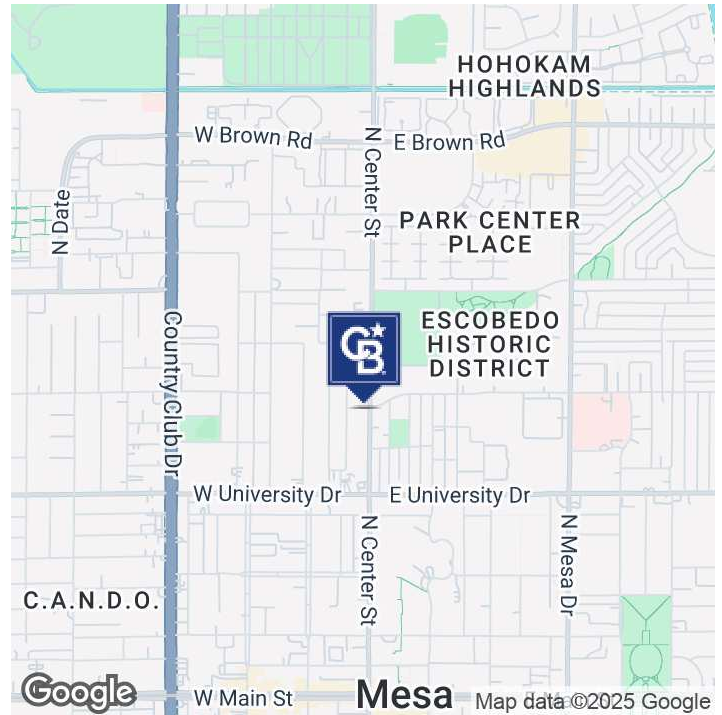
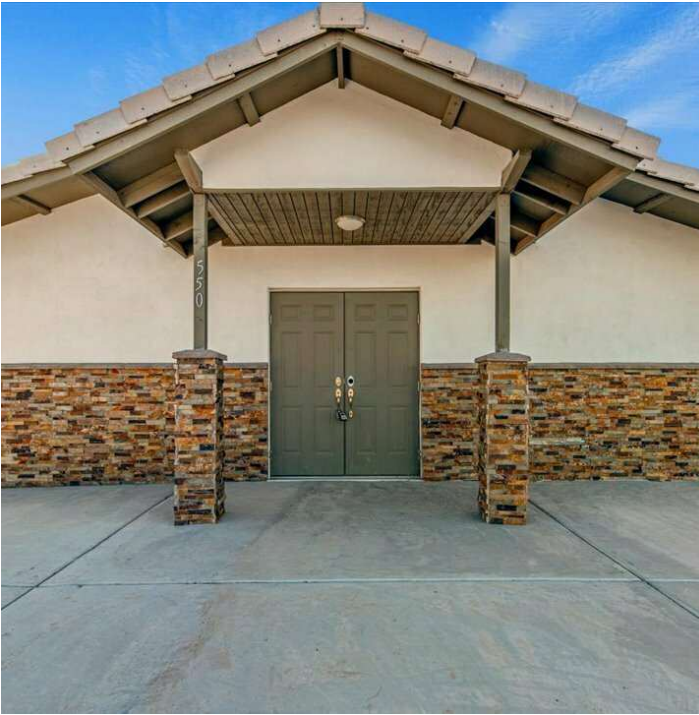


SALE

550 N CENTER STREET
550 N Center Street Mesa, AZ 85201



PROPERTY DESCRIPTION

This listing presents a rare opportunity to acquire a commercial building and adjacent land in Mesa near the 202 and the heart of downtown Phoenix. The property offers the flexibility to suit a range of investment strategies from immediate income generation to long-term development. The 1400 SQFT building sitting on a 6800 SQFT lot was fully renovated in 2016, with energy-efficient lighting and windows, a 200-amp box, vaulted ceilings, concrete floors, and central heat and air. The building is zoned RM and recently appraised at \$410,000. This zoning includes Business and Professional with a Special Use Permits for a use of up to 2000 SQFT. For additional information regarding the zoning, please contact Jeffrey Robbins at Jeffrey.Robbins@mesaaz.gov.

Don't miss this exceptional opportunity to own a piece of Phoenix's commercial real estate landscape.

PROPERTY HIGHLIGHTS

Candace Eldridge

(602) 661-8566

candace.eldridge@cbrealty.com

OFFERING SUMMARY

Sale Price:	\$410,000
Lot Size:	6,800 SF
Building Size:	1,400 SF

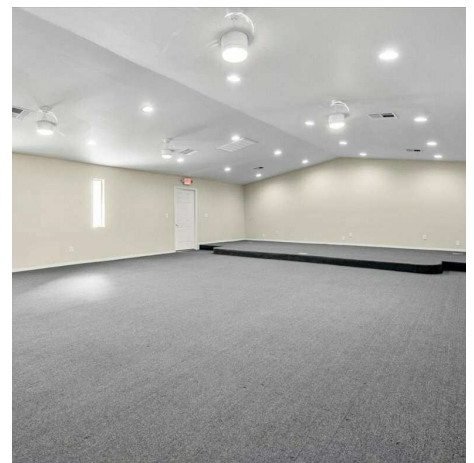
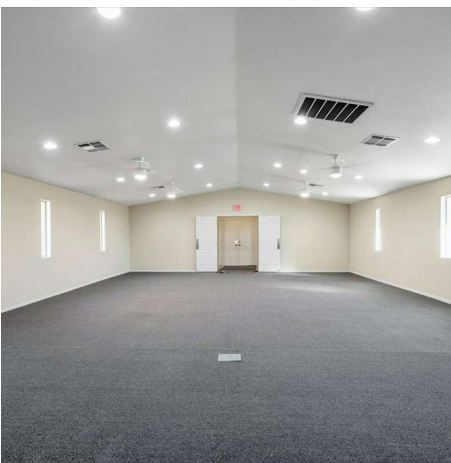
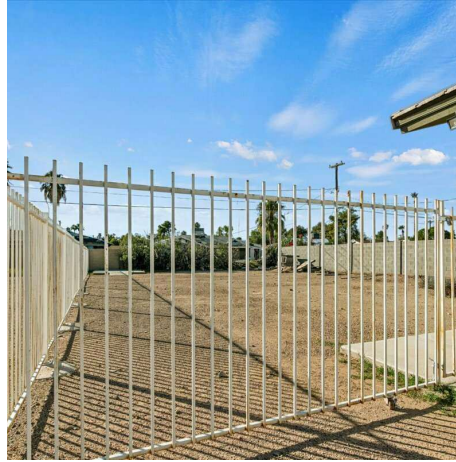
DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	8,988	463,592	1,634,164
Total Population	19,996	1,089,170	4,062,018
Average HH Income	\$46,214	\$78,979	\$83,143



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

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