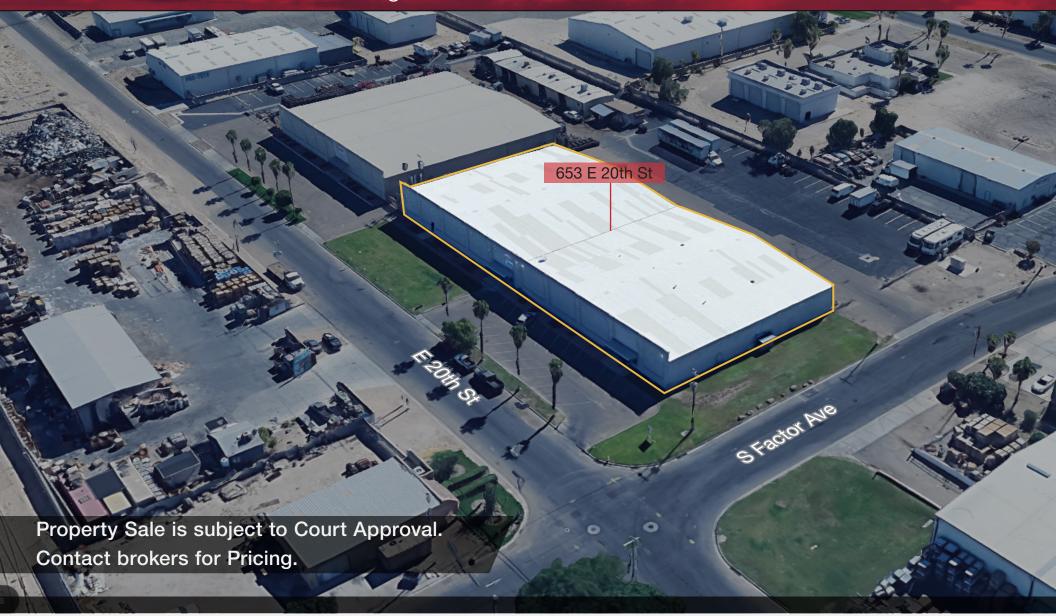
# 653 E 20TH STREET | YUMA, AZ

Industrial/Office ±31,200 SF Bldg. on 1 Acre For Sale



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawl without notice. No liability of any kind is to be imposed on the broker herein. This property is subject to court approval prior to sale.



#### Property Information

### 653 E. 20th Street Yuma, AZ 85365



Building Size: ±31,200 SF

Office Area: ±20% of Building

Parcel Size: ±1 Acre

Loading: 2 Grade Level Loading Doors

Zoning: Light Industrial

Year Built: 1965

Building Type: Pre-engineered Metal Building

Electric/Water: APS/City of Yuma Water/Sewer-Septic Field

APN #: 124-46-011A Pinal County

#### Features

- Close Access to I-8 Freeway and Route 95
- Building can be used as a Multi-Tenant or Single Tenant Property
- Property is currently leased to two (2) Tenants (short term)
- Gated rear lot

Demographics	1 Mile	3 Miles	5 Miles
Population	11,115	61,693	96,014
Average Age	37.1	36.8	35.8
Average HH Income	\$55,309	\$70,768	\$76,742
<b>Employed Population</b>	4,137	24,835	38,011

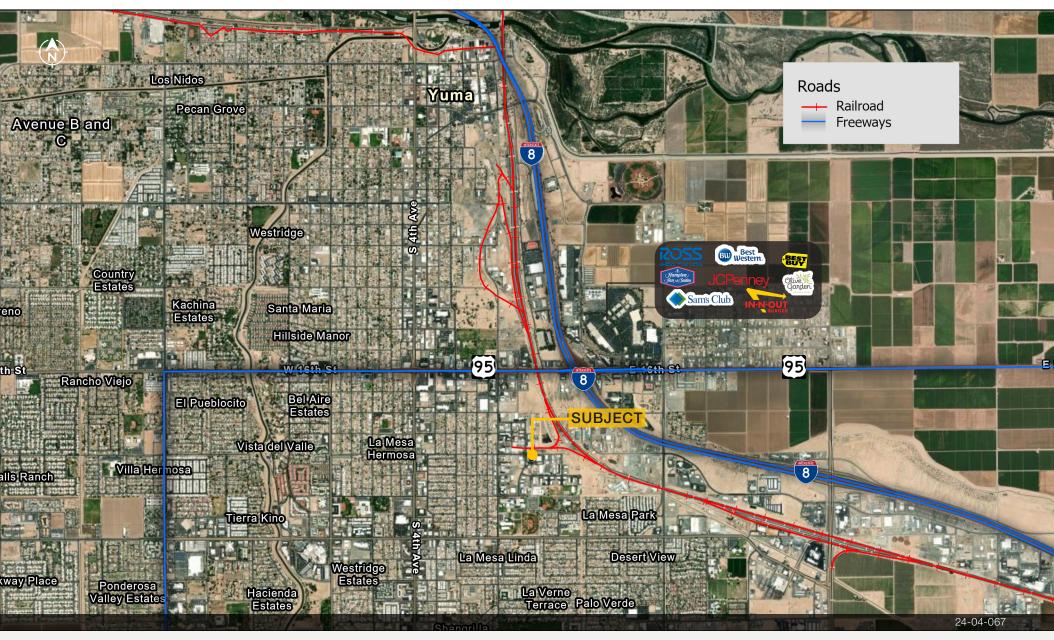


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## Area Map



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