

±7,915 SF MULTI-TENANT INVESTMENT OPPORTUNITY

312 W 2ND ST

CASA GRANDE, AZ 85122

AVAILABLE FOR SALE

SALE PRICE

\$1,025,000

(\$129.50 PSF)

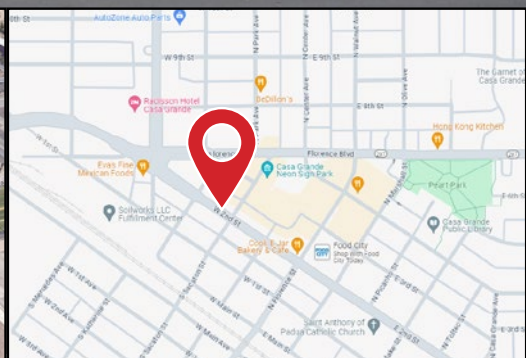
CAP RATE

7.5%

3-TENANTS

100%

OCCUPIED



ABOUT THE PROPERTY

This 7,915 SF mixed-use building is the perfect investment opportunity located at the heart of Downtown Casa Grande. It's 100% leased by 3-tenants (auto repair shop, retail user, & office user) and features everything from grade level doors to storefront retail.



BUILDING SIZE

±7,915 SF

LOT SIZE

±11,761 SF

ZONING

B-3, CASA GRANDE

APN

507-07-0370

RECENT IMPROVEMENTS

NEW ROOF MAY 2024

POWER

3-PHASE, 200A



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected, CORPAC

2323 W University Dr, Tempe, AZ 85281
8777 N. Gainey Center Dr, Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

The listing agent has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

TOBY CAMPBELL

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BUILDING LAYOUT

- LARGE SHOWROOM
- (2) RECEPTION AREAS
- (2) OFFICES
- (1) BULLPEN
- (3) RESTROOMS

GRADE LEVEL DOORS

(2) 10' X 10'
(1) 14' X 10'

CLEAR HEIGHT

13' - 16'

TENANCY

MULTIPLE

FRONTAGE

ON 2ND STREET

SALES PRICE

\$1,025,000 (\$129.50/SF)

CAP RATE

7.5%



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