



Menlo Group
COMMERCIAL REAL ESTATE



CHILD CARE / SCHOOL BUILDING FOR SALE

1236 S Stapley Dr Mesa, AZ 85204

DO NOT DISTURB TENANT
Move-in Ready Freestanding Mesa Building

Exclusively listed by:

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PROPERTY SUMMARY

ASKING PRICE \$2,600,000.00

PRICE PSF \$355.97 PSF

PROPERTY TYPE

PROPERTY SUBTYPE Child Care or School

BUILDING SIZE 8,400 SF

LOT SIZE 0.70 Acres

PROPERTY HIGHLIGHTS

- Existing Child Care Property - Do Not Disturb Tenant
- Approximately 8,400 SF functional floor plan and layout
- Freestanding, One Story Building
- Sits on .70 acres of dedicated parking and outdoor play space
- Licensed capacity is 203 (infants - school age)
- Built in 1982
- APN 139-14-006T
- Zoned LC, City of Mesa
- Excellent visibility along Stapley Drive with +/- 35,000 VPD
- Less than one (1) mile from US 60
- Surrounded by a mix of national and regional tenants

Property Photos



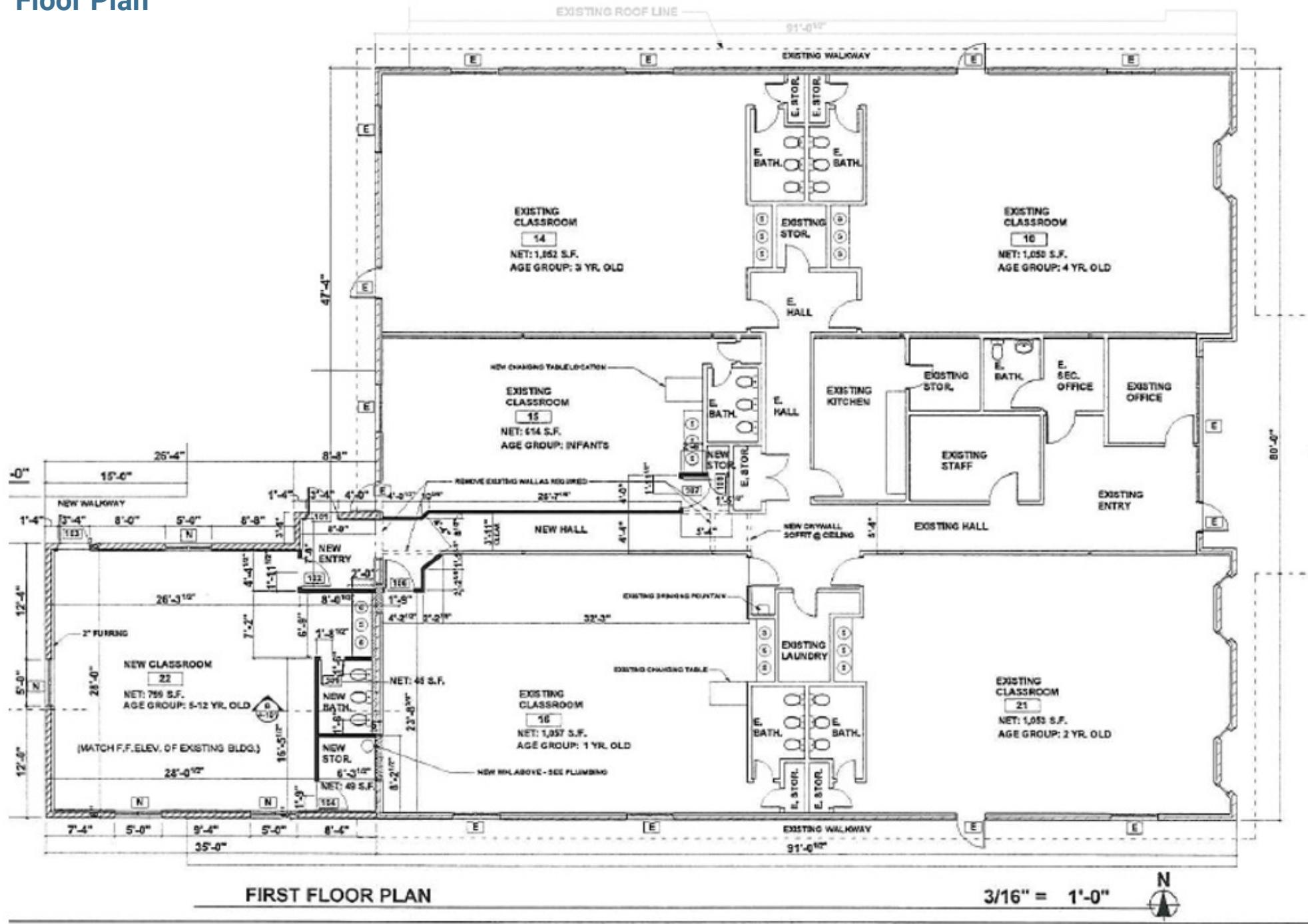
Property Photos



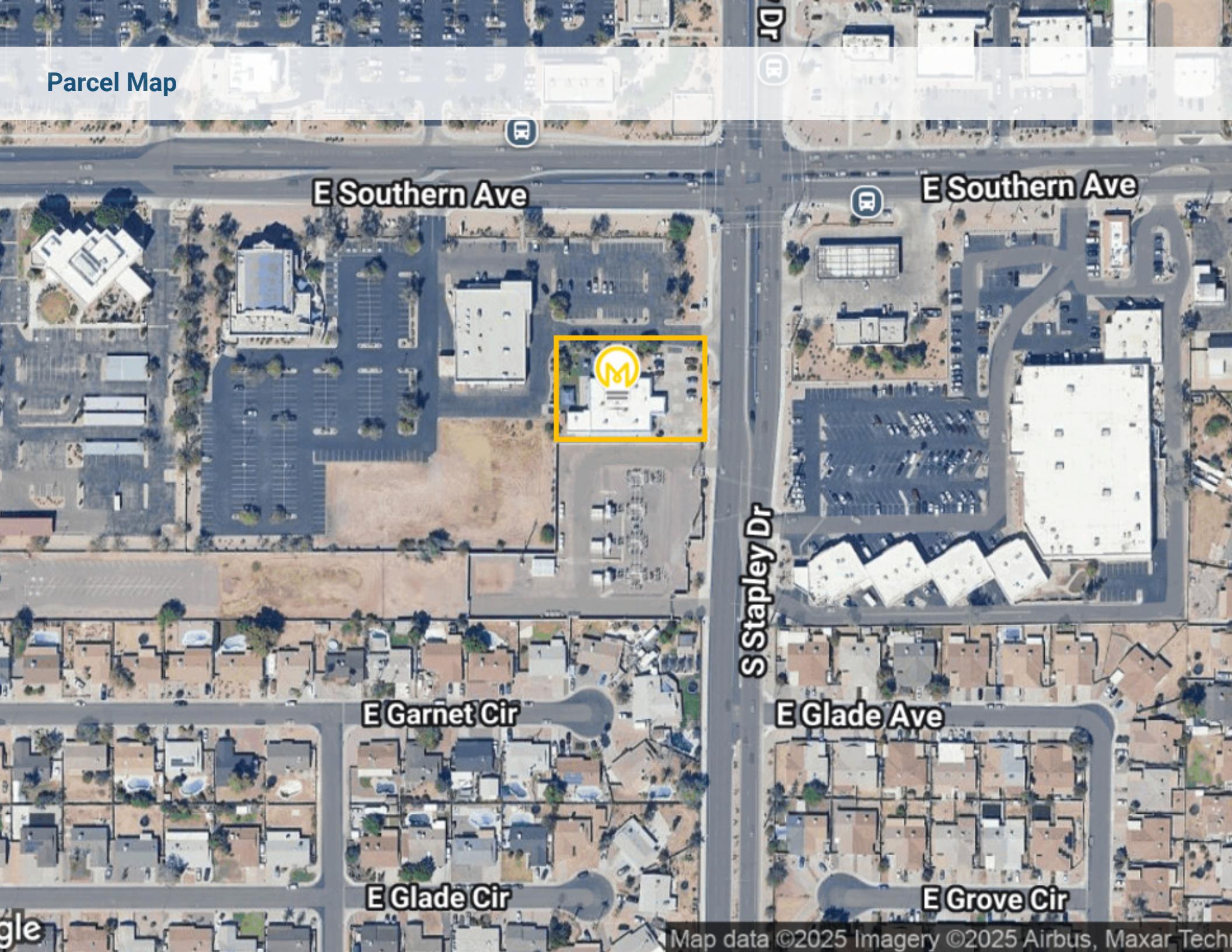
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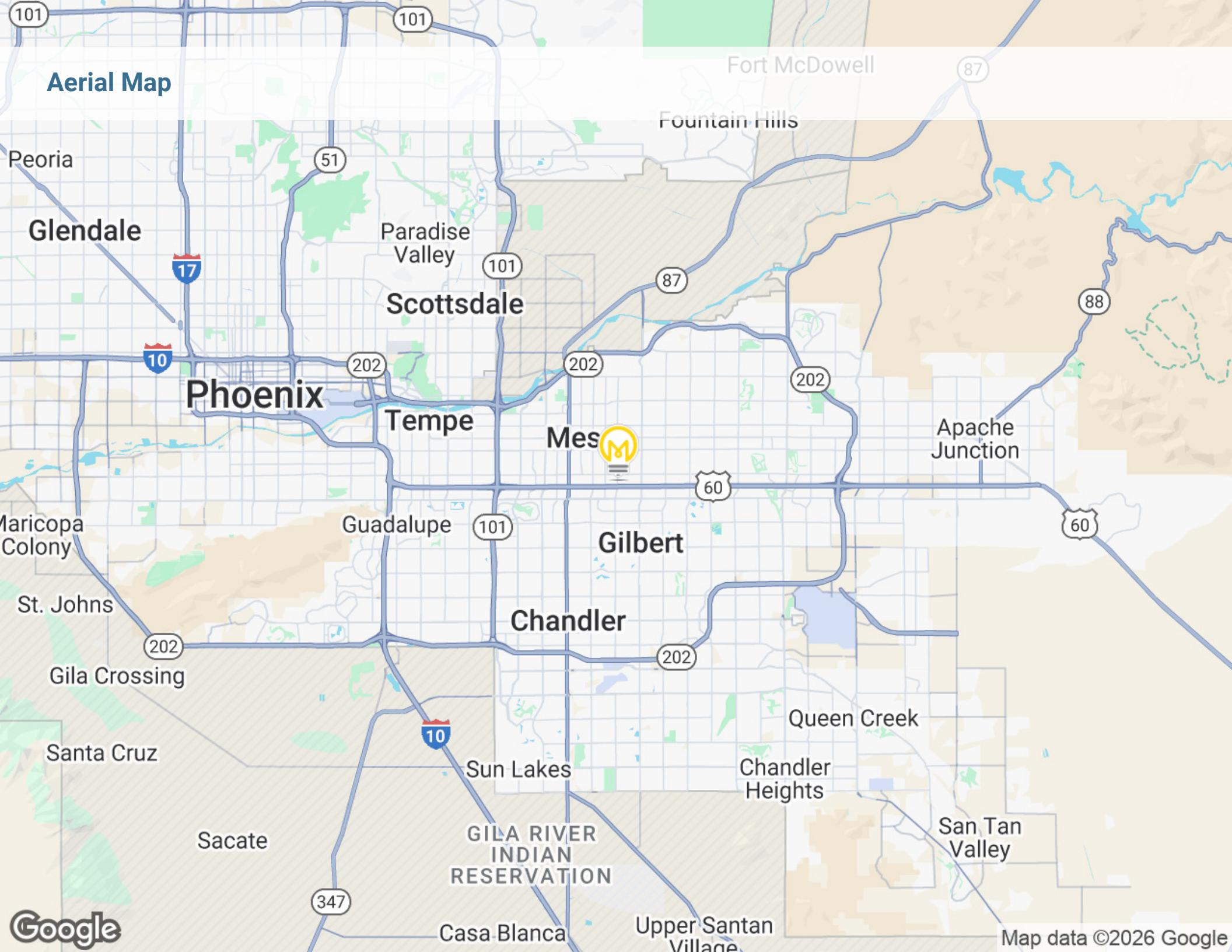


Floor Plan

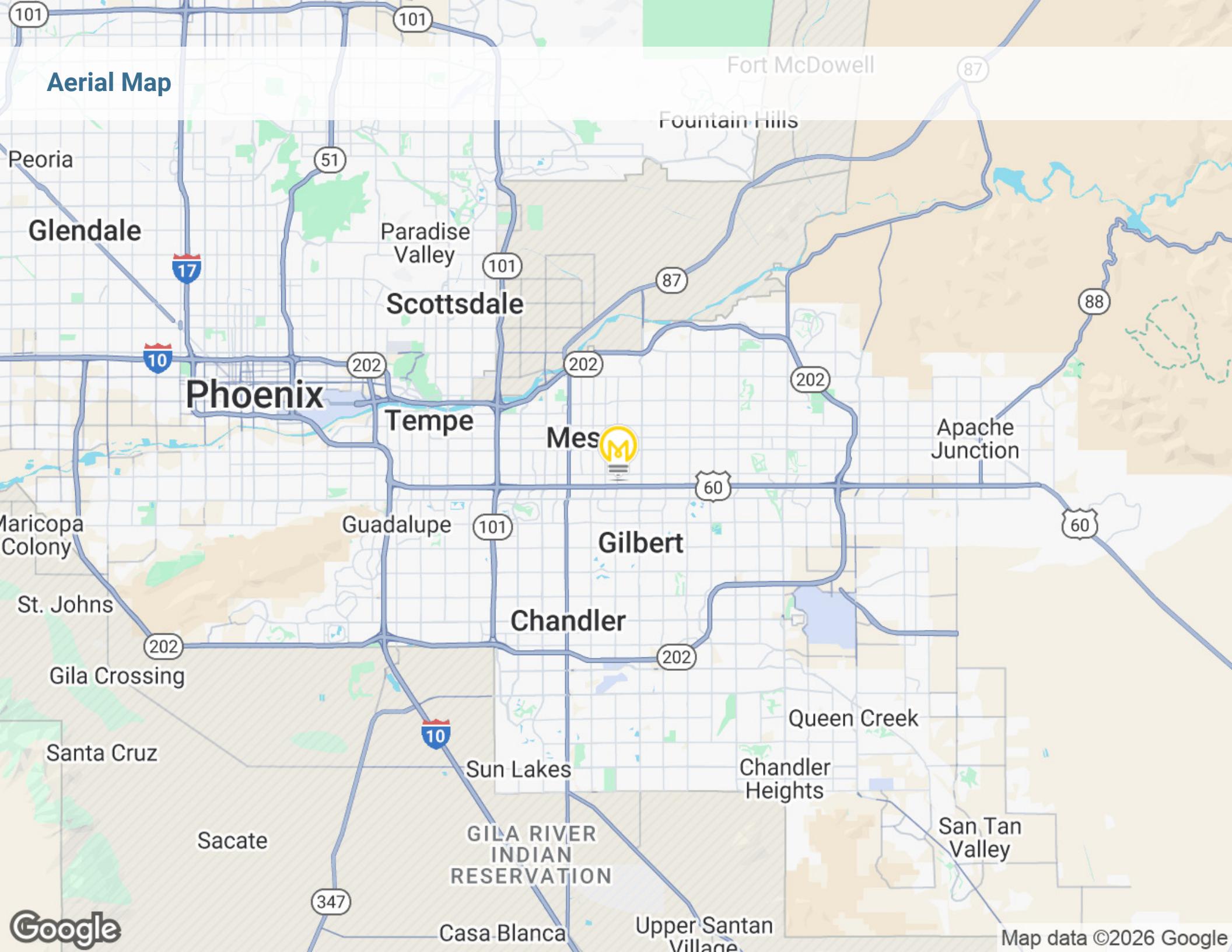


Parcel Map





Aerial Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.