



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	Freestanding Commercial
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



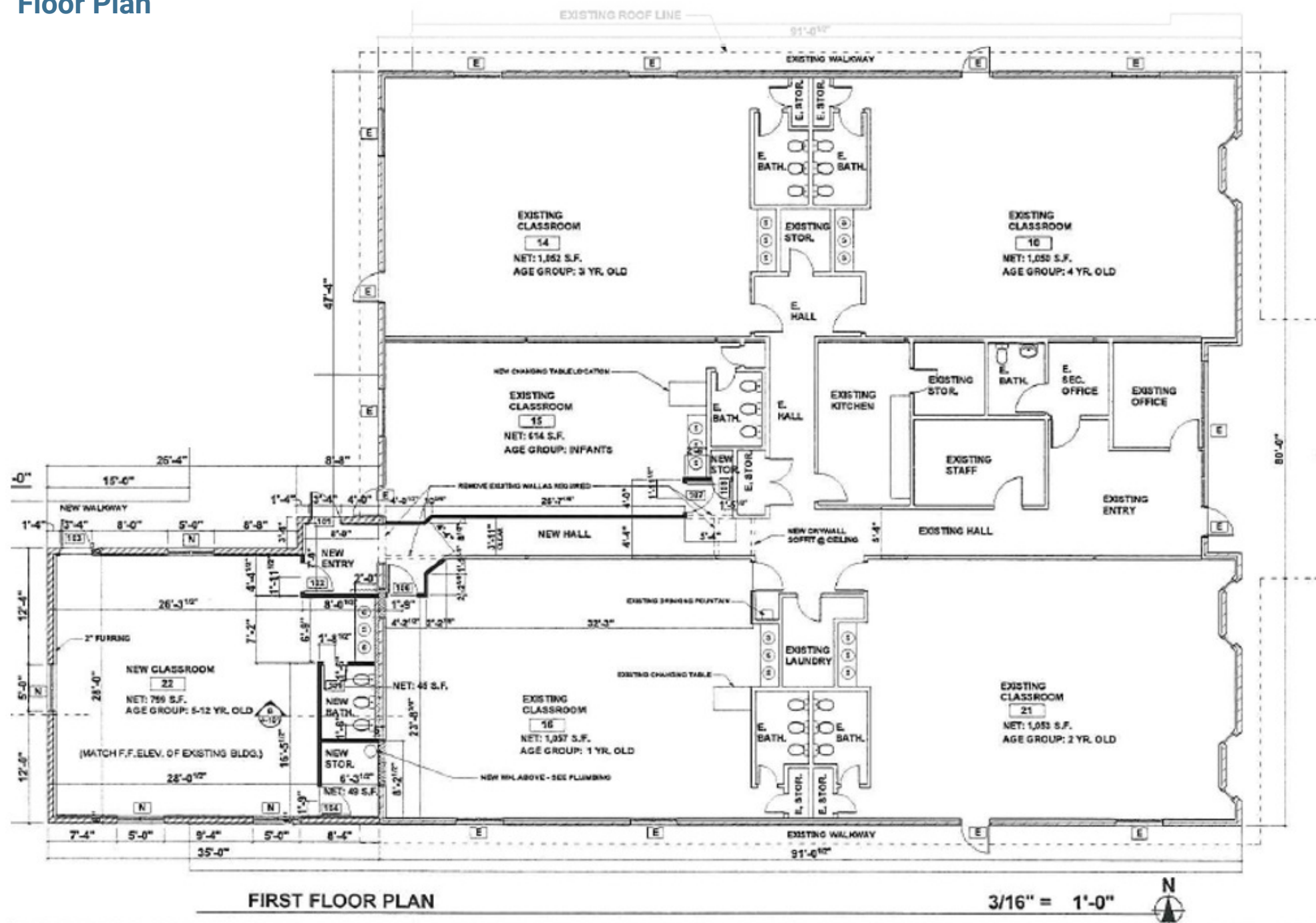
Property Photos



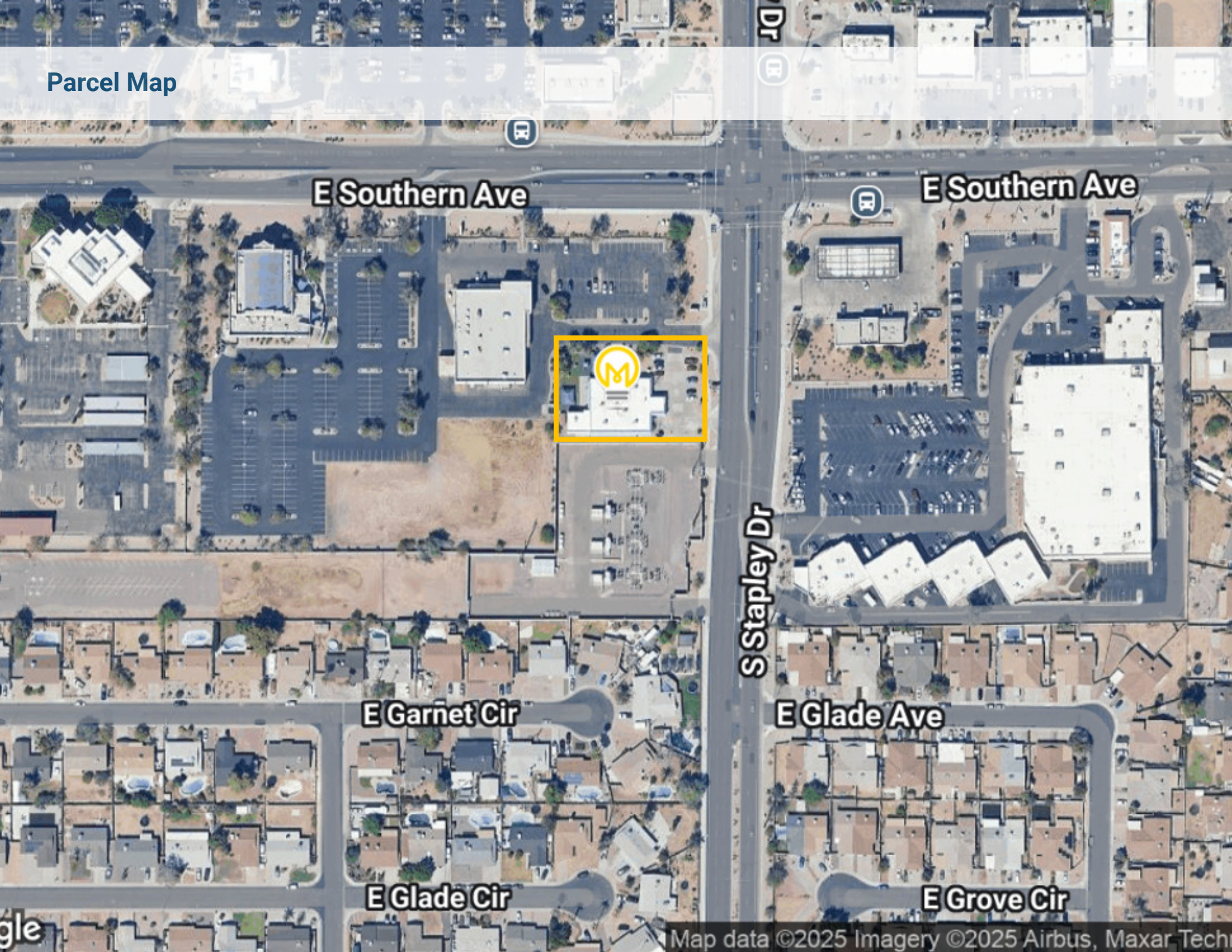
Property Photos



Floor Plan



Parcel Map



E Southern Ave

E Southern Ave



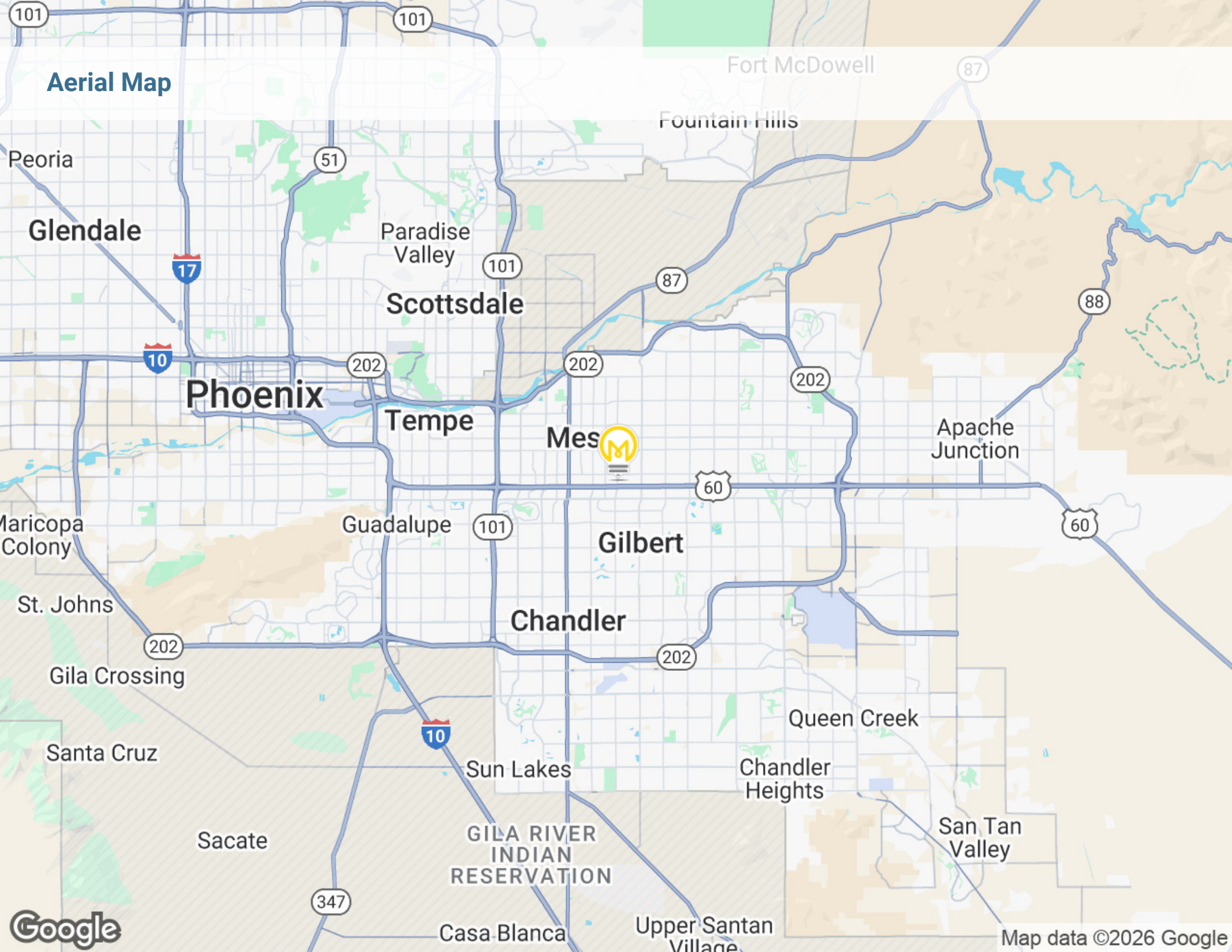
S Stapley Dr

E Garnet Cir

E Glade Ave

E Glade Cir

E Grove Cir



Aerial Map

Fort McDowell

Fountain Hills

Peoria

Glendale

Paradise Valley

Scottsdale

Phoenix

Tempe

Mesa

Apache Junction

Maricopa Colony

Guadalupe

Gilbert

Chandler

St. Johns

Gila Crossing

Santa Cruz

Queen Creek

Chandler Heights

San Tan Valley

Sacate

GILA RIVER
INDIAN
RESERVATION

Casa Blanca

Upper Santan
Village

Google

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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.