



**FOR SALE | OFFICE/WAREHOUSE**

# 1708 S TOMAHAWK RD

1708 S Tomahawk Rd, Apache Junction, AZ 85119

Steve Beck President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,000,000
<b>Lot Size:</b>	0.86 Acres
<b>Building Size:</b>	7,980 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1984
<b>Zoning:</b>	B5 INDUSTRIAL
<b>Cross Streets:</b>	Old West Hwy & Southern

## PROPERTY OVERVIEW

Unveil the potential of this 7,980 SF storage warehouse building in Apache Junction, offering prime frontage and a generous yard. With 3 offices, 1 restroom, and a 20ft clear-height warehouse, this versatile property presents an exceptional opportunity for businesses to thrive. Zoned B5 Industrial and constructed in 1984, the building's AC-equipped offices and negotiable racks and equipment make it perfect for a range of business needs.

## PROPERTY HIGHLIGHTS

- Prime Apache location
- 3 Offices, 1 Restroom
- Offices have HVAC
- Racks and Equipment are negotiable
- Warehouse has 20ft of clear height
- 7,980 SF Storage warehouse building
- Constructed in 1984 and Zoned B5 Industrial
- The building is on septic & Oil Catch Tanks are above ground

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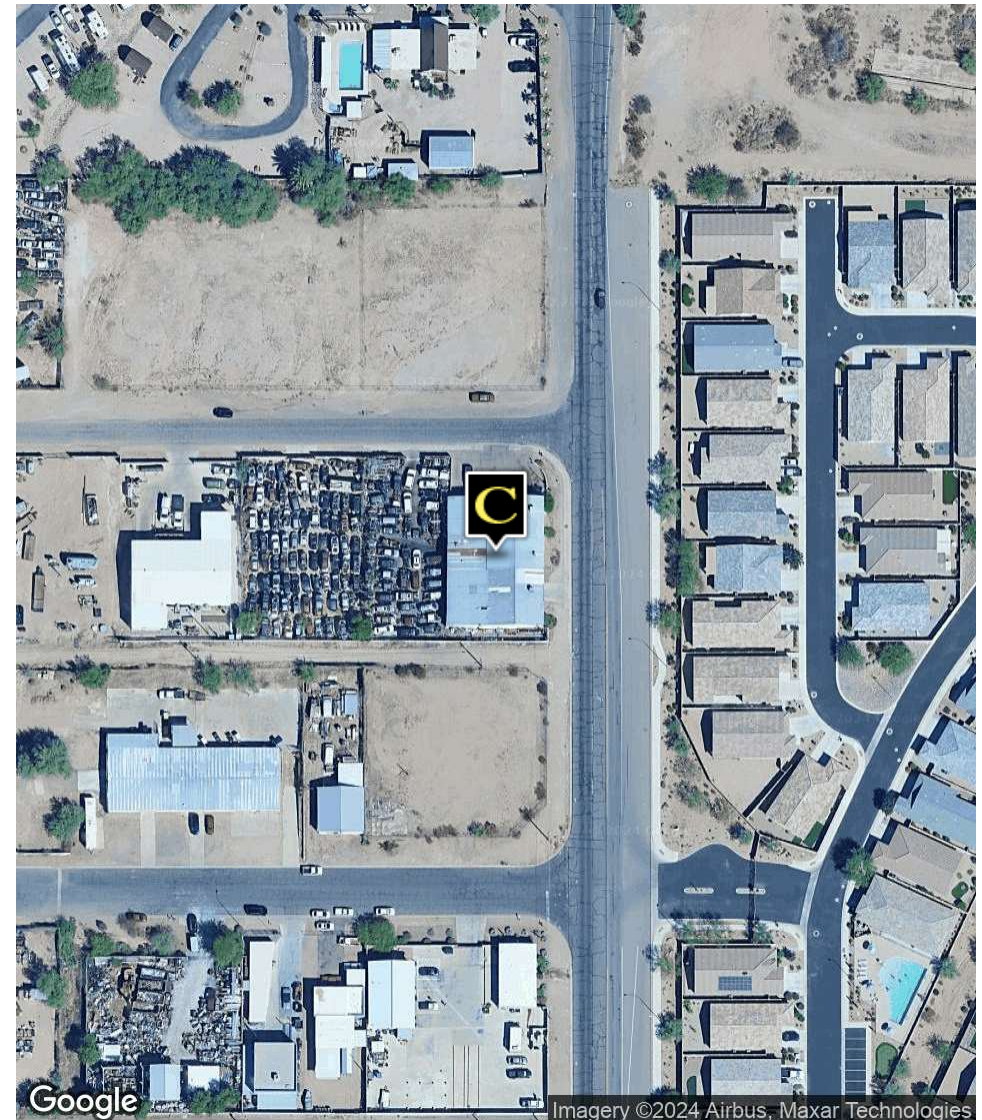
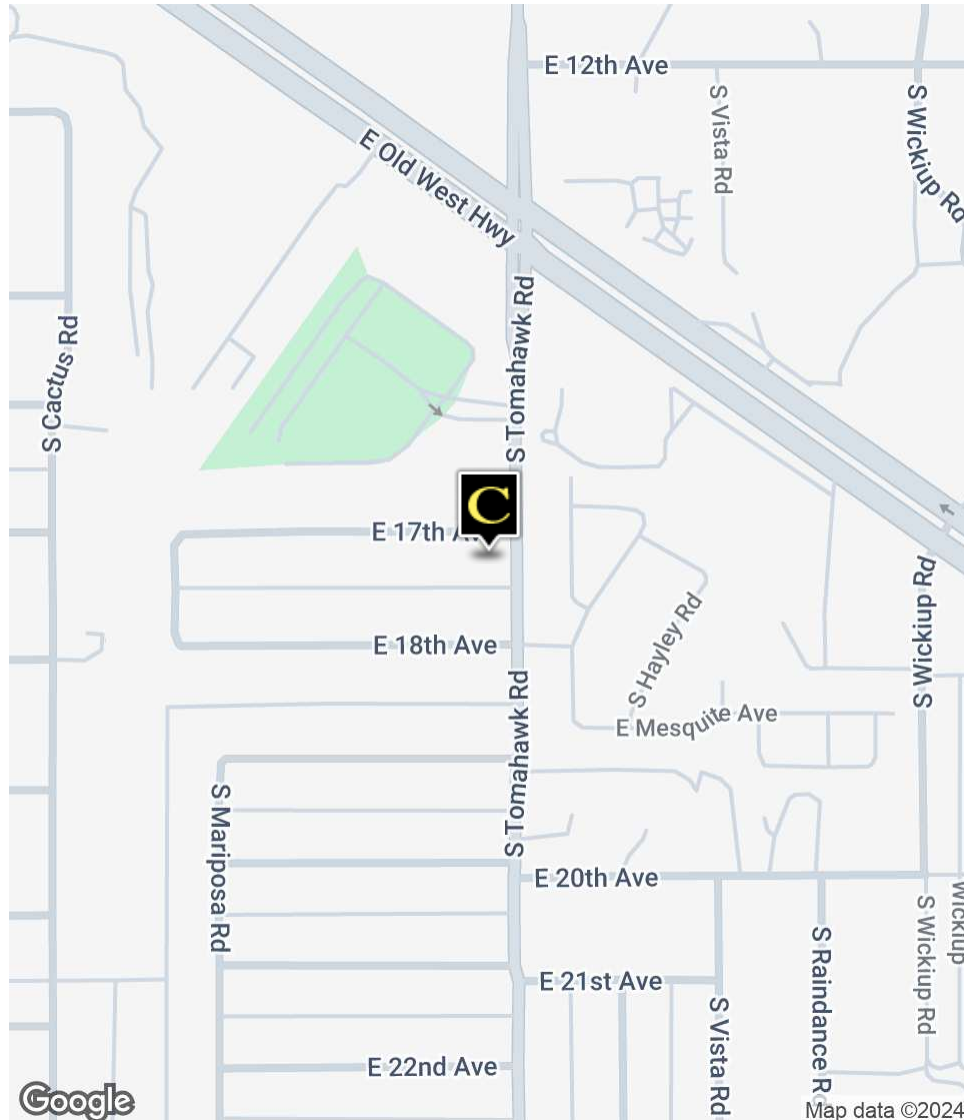
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	477	2,116	9,180
Average Age	46	45	45
Average Age (Male)	45	43	43
Average Age (Female)	47	46	47
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	202	881	3,921
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$98,864	\$96,303	\$89,702
Average House Value	\$416,392	\$414,574	\$372,687

Demographics data derived from AlphaMap

