

**DO NOT DISTURB TENANT
CALL FOR SHOWINGS**

CRE8
ADVISORS



**458 & 460 S
GILBERT ROAD
MESA, AZ**

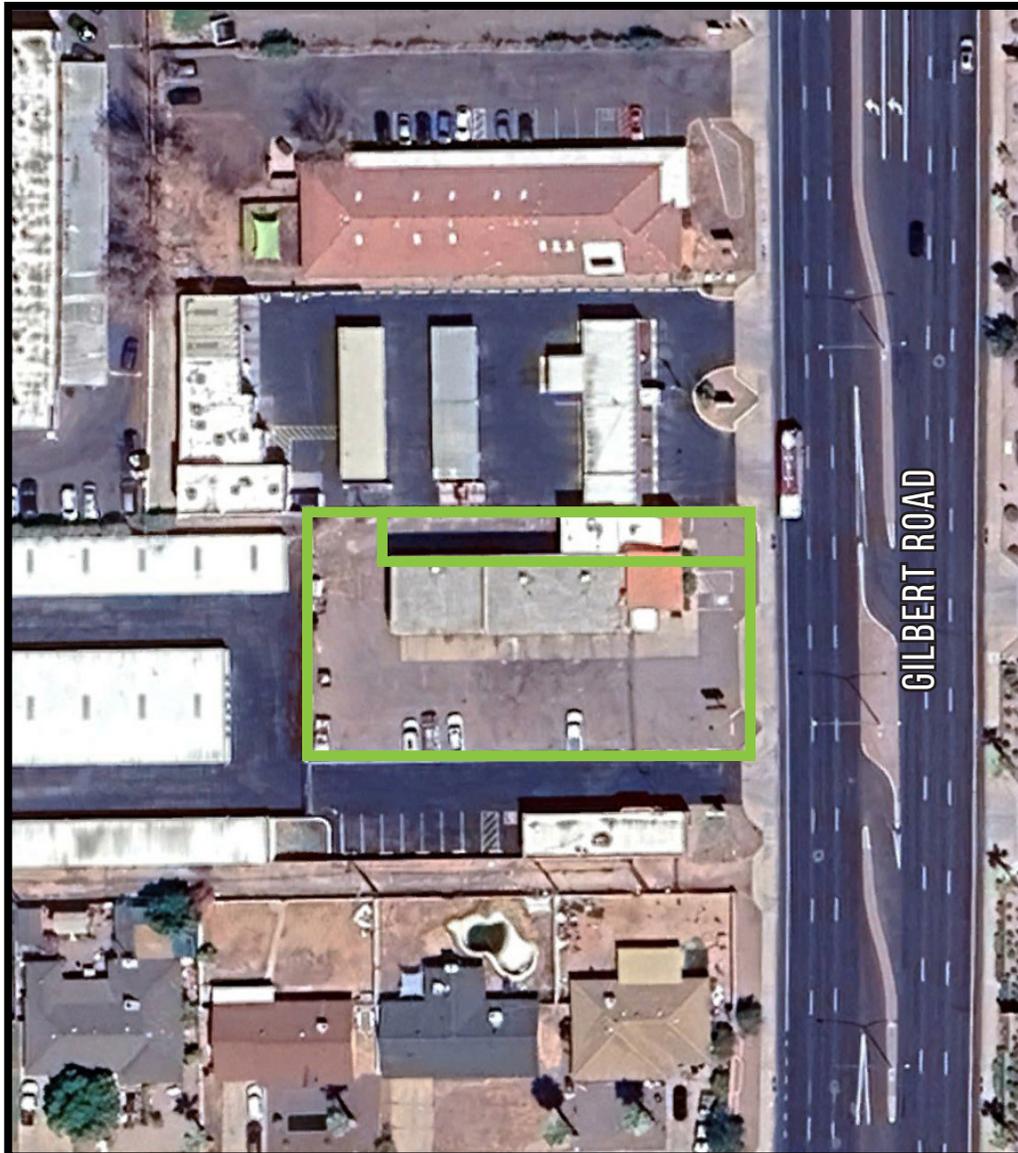
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**AUTOMOTIVE BUILDING
FOR SALE ON
GILBERT ROAD!**

PROPERTY SUMMARY

458 & 460 S. GILBERT ROAD
MESA, AZ



PROPERTY OVERVIEW

- Do Not Disturb Tenant
- Potential Owner Carry
- Established automotive property & business on Gilbert Road
- Available For Sale!
- Call for Pricing
- Two parcels connected - one has the service bays and the other is an office
- 6 Service bays
- Monument Signage
- Operator is retiring so this is a great opportunity for new automotive user

PROPERTY DEMOGRAPHICS

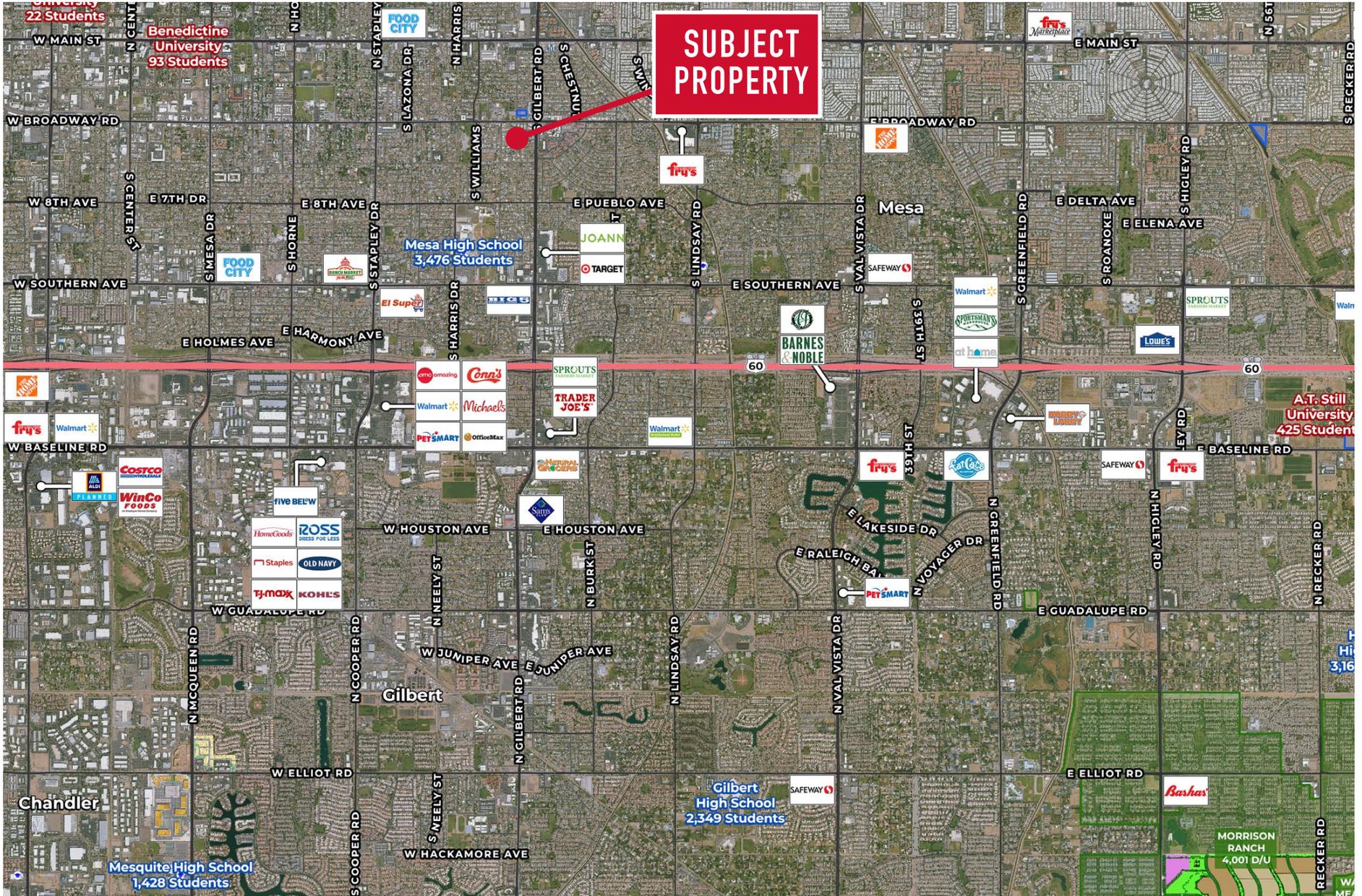
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 Population:	24,772	164,692	372,814
2029 Population:	26,696	178,026	402,797
2024 Total Households:	8,314	59,481	139,700
Average Household Income:	\$68,735	\$80,351	\$86,997

PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	20,648 SF
BUILDING AREA:	Approximately 6,000 SF
APN:	139-01-172F & 139-01-172D

AERIAL MAP

458 & 460 S. GILBERT ROAD
MESA, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.



CRE8
ADVISORS

The logo features the word 'CRE8' in a bold, sans-serif font. The 'C', 'R', 'E', and '8' are black, while the 'E' is a vibrant green. Below 'CRE8', the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

For Additional details contact the team
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