

# SALE

## RESTAURANT / DEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



Sale Price

**\$1,685,000**

### OFFERING SUMMARY

Building Size:	4,545 SF
Lot Size:	33,525 SF
Zoning:	C-TC
Market:	Greater Phoenix
Submarket:	Downtown Mesa
Traffic Count:	30,829

### PROPERTY OVERVIEW

Don't miss out on this rare opportunity! A historic restaurant site up for sale on a .77-acre lot, bring your restaurant concept to Mesa's busy Downtown with light rail access and Metro one block away. Be part of all the new development happening downtown! <https://downtownmesa.com/invest/downtown> Expand and rejuvenate this iconic venue with ample space for renovation and growth. Situated in central Mesa, it's prime commercial real estate, conveniently close to downtown, Mesa Arts Center, Mesa Convention Center, and major transportation routes including the Superstition Freeway. Whether for restaurants or any business aiming for visibility and accessibility in a lively urban area, this property is an ideal choice for redevelopment.

### PROPERTY HIGHLIGHTS

- Signalized Intersection
- Corner Lot
- Tremendous Visibility
- Easy Access 4 Ingress/Egress points
- Downtown Transformation area
- Opportunity Zone
- Iconic restaurant

**Cathy Fox**  
(602) 316-7978

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**COMMERCIAL**  
REALTY

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### LOCATION DESCRIPTION

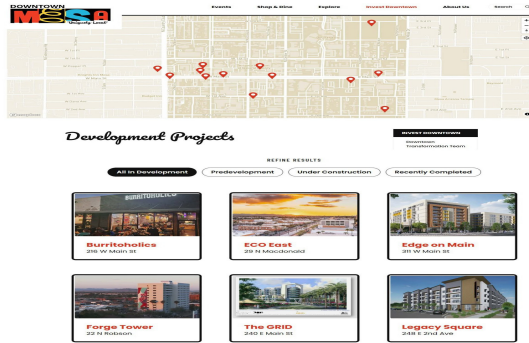
105 N Country Club Dr, Mesa, AZ is in the heart of Mesa and strategically positioned near downtown Mesa and in the Downtown transformation district, and other key landmarks, offering accessibility and potential restaurant ventures or redevelopment.

### SITE DESCRIPTION

Prime commercial real estate location in central Mesa. Close proximity to downtown Mesa, Mesa Arts Center, Mesa Convention Center, and major transportation routes like the Superstition Freeway. Ideal for restaurants or any business seeking visibility and accessibility in a vibrant urban area. Prime location for redevelopment.

### PARKING DESCRIPTION

Striped surface parking for 53 cars.



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