



COURT CENTER

1837 S MESA DR, MESA, AZ

FOR SALE



CONTACTS

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THE OFFERING

The subject property was built in 1985 and is ideally located in proximity to the Mesa Drive full diamond interchange at the US-60 freeway. The building is attractive and well maintained.

There are currently 11 tenants generating \$201,679.80/annum in $\pm 14,971$ SF of space and $\pm 12,689$ sf of vacancy for an owner/user or for lease for additional income. The largest vacant contiguous space is the entirety of Building B totaling $\pm 12,689$ SF.

Address	1837 S Mesa Dr, Mesa, AZ 85210
Type	Two-story office building
Building Size	$\pm 27,660$ SF
Site Area	± 1.09 Acres (47,698 SF)
Year Built	1985
Construction	Masonry
Zoning	LI, Light Industrial, City of Mesa
APN	139-12-004J
Taxes (2025)	\$24,260.82



PROPERTY OVERVIEW



Building signage available with Mesa Drive frontage



Proximity to full diamond interchange at Mesa Drive and US60 Freeway



32 Covered Parking spaces
78 total stalls



Ample restaurant amenities within 1 mile radius

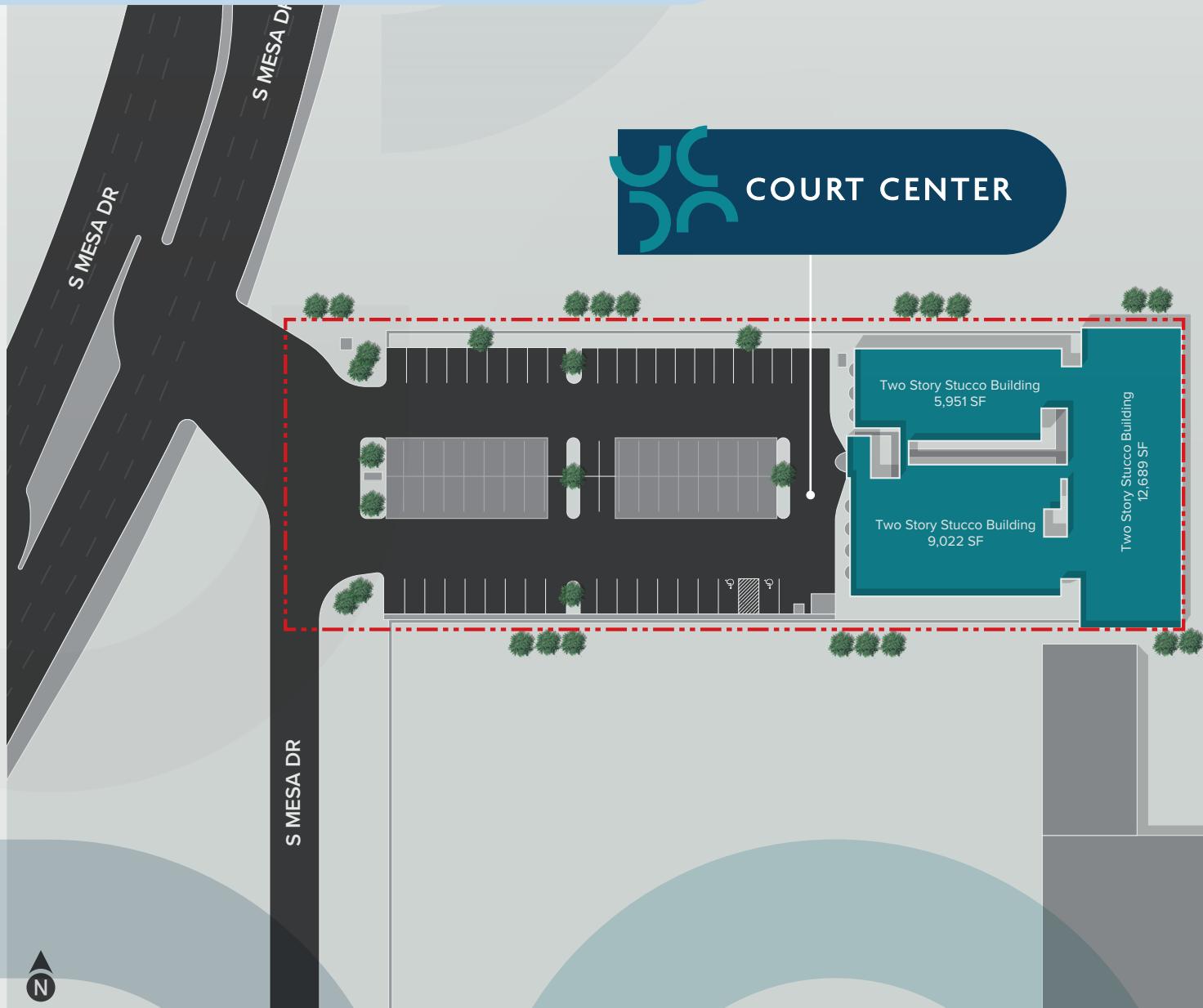


OFFERING SUMMARY

Sale Price	\$4,360,000
Occupancy Rate	54%
Building Size	27,660
Price Per SF	\$157.63



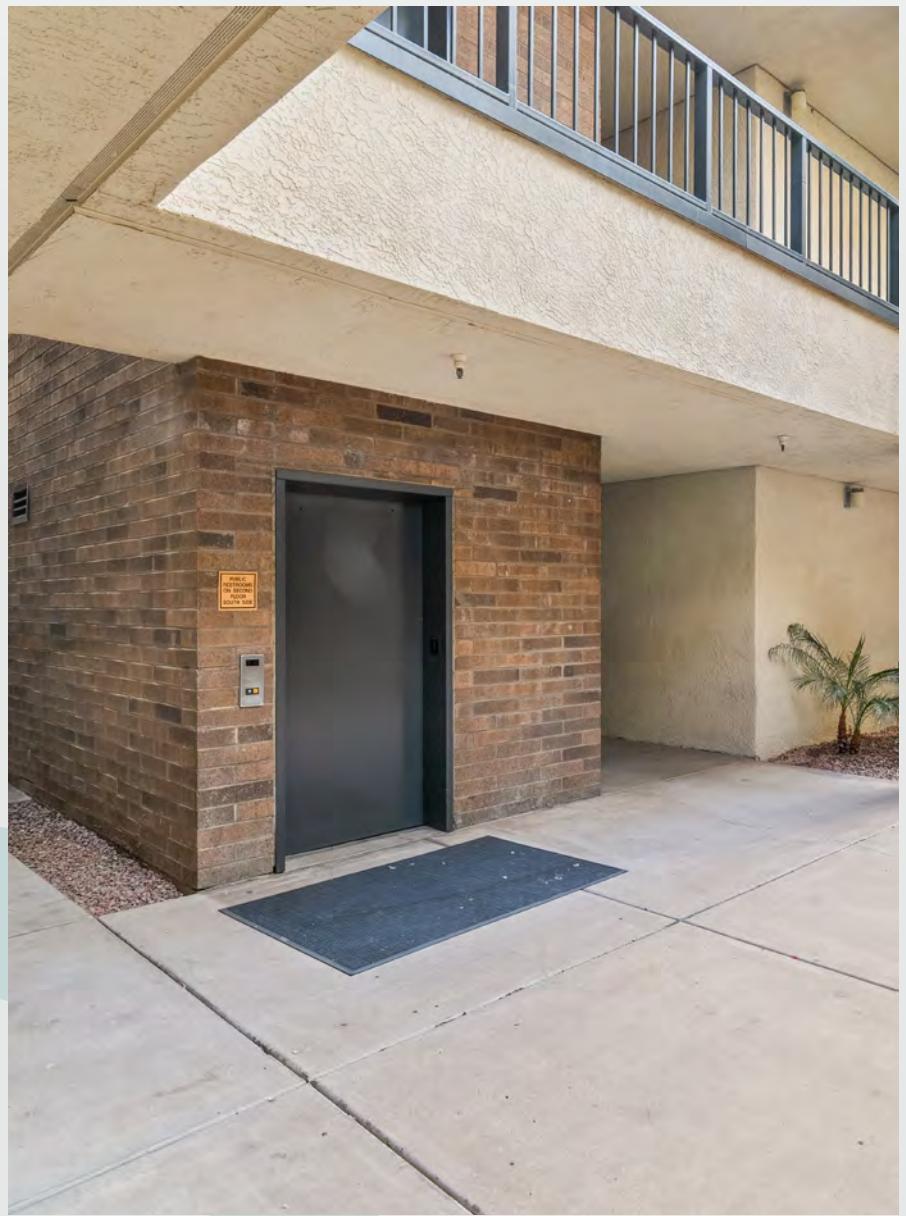
SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



SUITE	±SF	AVAILABLE
B103	6,341	Immediately
B201	3,553	Immediately
B202A	1,593	Immediately
B202B	<u>1,202</u>	Immediately
TOTAL	12,689	





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