

±7,915 SF MULTI-TENANT AUTO-REPAIR / RETAIL / OFFICE USE

312 W 2ND ST

CASA GRANDE, AZ 85122

AVAILABLE FOR SALE

LEASE RATE

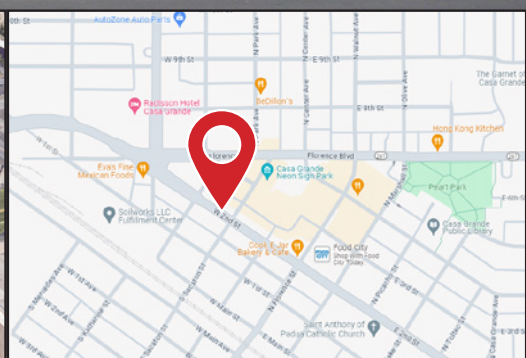
\$1.12 - 1.19/SF

(MODIFIED GROSS)

SALES PRICE

\$850K

(\$107.39/SF)



ABOUT THE PROPERTY

This 7,915-square-foot building is vintage Downtown Casa Grande, constructed in 1950. Tailored for auto repair or sales purposes, this space is equipped to meet your business needs, comprised of two suites, ±1,687 SF & Balance at ±6,228 SF.



BUILDING SIZE

±7,915 SF

LOT SIZE

±11,761 SF

ZONING

B-3, CASA GRANDE

APN

507-07-0370

RECENT IMPROVEMENTS

NEW ROOF MAY 2024

POWER

3-PHASE, 200A

AVAILABLE SPACES:

Warehouse & Shop

±6,228 SF

\$1.12 PSF/MO MG

Warehouse - ±4,128

Office - ±2,100

Retail & Office

±1,687 SF

\$1.19 PSF/MO MG

Retail/Office - ±1,687



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORPAC

2323 W. University Dr. Tempe, AZ 85281

8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258

480.966.2301 | WWW.CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06/10/24

TOBY CAMPBELL

D 480.214.1123

M 602.561.2946

tcampbell@cpiaz.com

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BUILDING LAYOUT

- LARGE SHOWROOM
- (2) RECEPTION AREAS
- (2) OFFICES
- (1) BULLPEN
- (3) RESTROOMS

GRADE LEVEL DOORS

(2) 10' X 10'
(1) 14' X 10'

CLEAR HEIGHT

13' - 16'

TENANCY

MULTIPLE

FRONTAGE

ON 2ND STREET

SALES PRICE

\$850,000 (\$107.39/SF)

LEASE RATE

\$1.12 - 1.19 PSF MG



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