

FOR SALE | \$2,250,000

Freestanding Industrial-Zoned Building with Paved Yard

1123 W Broadway Road Tempe, AZ 85282

BUILDING	7,791 SF single-tenant, flex uses
LOT SIZE	1.07 AC large paved yard in rear
APN #	123-35-020C
TENANCY	Vacant
ZONING	GID
PARKING	70 Surface Spaces 10.0/1,000 SF
YEAR BUILT	1974
TRAFFIC	28,000/24 hr (Mar 2022)
EXPENSES	2021 Tax @ \$2.09 SF

Highlights

- ▶ Free-standing, single-tenant building w/frontage on Broadway Road
- ▶ Located in an Opportunity Zone
- ▶ Proximity to I-10 and 143 | 2 miles from ASU campus | > 5 miles to airport
- ▶ Ample on-site parking with large paved yard in rear



For more information, contact Exclusive Listing Agent:

Dan Colton, CCIM

480.894.3633 | dcolton@coltoncommercial.com

2206 S Priest Drive | Tempe AZ 85282 | www.coltoncommercial.com



FOR SALE | Freestanding Industrial Building

1123 W Broadway Road, Tempe AZ 85282



Offered at **\$2,250,000**



About the Property

Rare opportunity in densely populated area with frontage on Broadway Road (traffic count of 28,000 per 24 hour period, March 2022). Current freestanding building, formerly Baja Tilly's Cantina, is available immediately. Remodel the 7,791 SF interior to suit, or redevelop the 1.07 acre lot.

Currently zoned GID, this Opportunity Zone location is well-suited for a variety of uses, including industrial or creative live/work/play applications. Please see [The City of Tempe Maker District Guidelines](#) brochure for the full scope of possibilities that exist for this property.

Please note the property is being sold in AS-IS condition.



Convenient
Freeway Access



Frontage on
Broadway Rd



Industrial-Zoned
with Paved Yard



2 miles to ASU

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