



236 W Coolidge Ave

236 W Coolidge Ave, Coolidge, AZ 85128



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236 W Coolidge Ave

\$305,000

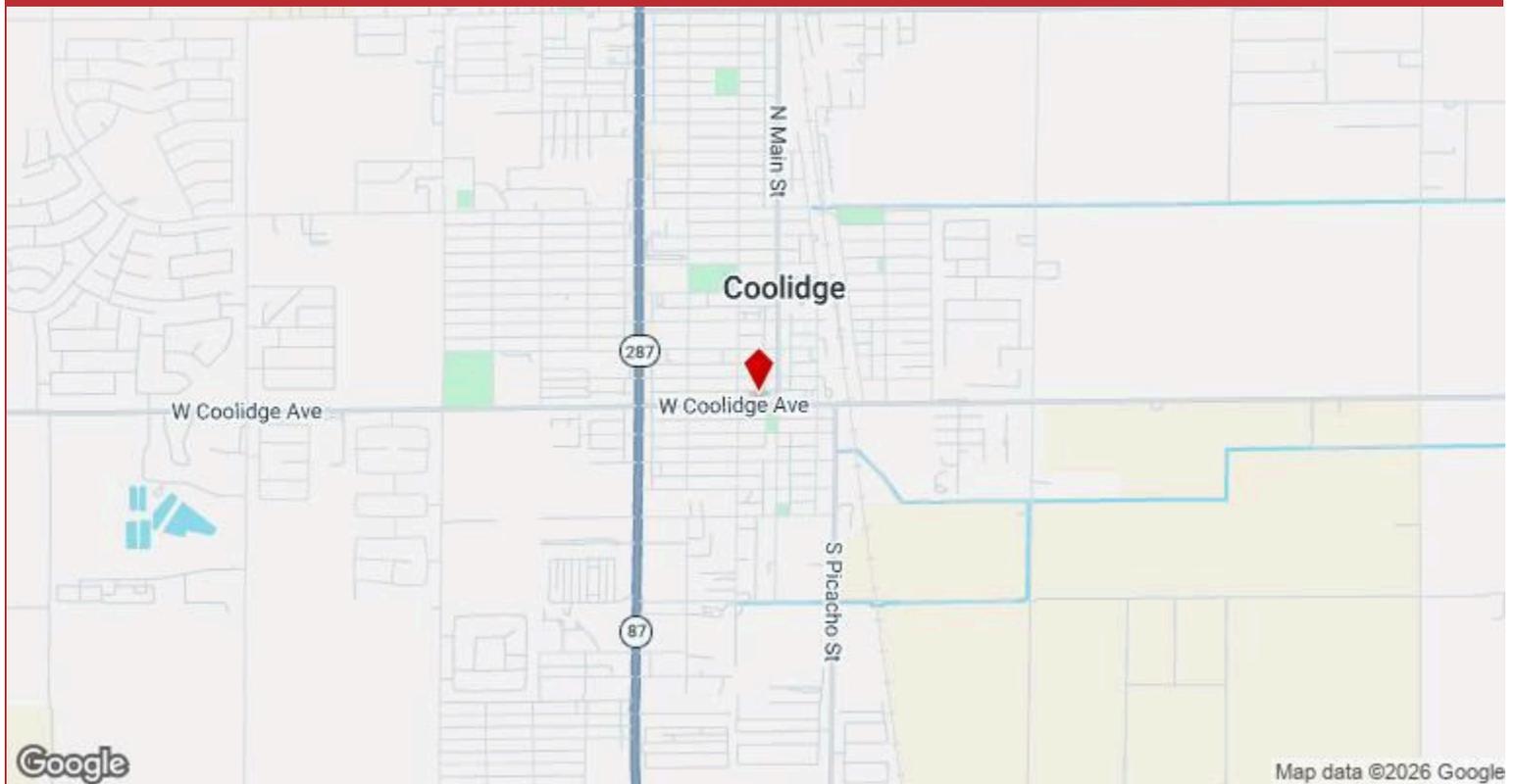
Prime commercial opportunity located in the heart of Coolidge, currently zoned I-2 General Industrial, allowing for a wide variety of potential uses. The flexible layout makes this property suitable for businesses such as a day care center, beauty or salon services, community center, office space, restaurant or catering operation, or service-based facility for education, recreation, or entertainment.

The...

- Zoned I-2 General Industrial allowing for a variety of commercial and service uses
- Large front lobby with display windows ideal for reception or retail display
- Located in a central Coolidge location with convenient access to surrounding communities
- Flexible building layout suitable for office, daycare, salon, community center, restaurant, catering, or service-based business
- Private office / technology room for administrative or operational use
- Spacious back room that can be used for work area, storage, or additional business operations



Price:	\$305,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Sale Type:	Investment or Owner User
Lot Size:	0.16 AC
Gross Building Area:	2,573 SF
No. Stories:	1
Year Built:	1964
Tenancy:	Single
Parking Ratio:	3.89/1,000 SF
Zoning Description:	I2
APN / Parcel ID:	205-05-103
Walk Score ®:	66 (Somewhat Walkable)



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Prime Commercial Opportunity in a Growing Area of Coolidge
Located along a busy corridor in the heart of Coolidge, this property offers excellent visibility and is surrounded by established and growing local businesses. Positioned in an active commercial area with steady traffic, it provides a great opportunity for a variety of business uses.

Nearby Businesses & Amenities

- Directly across from Coolidge Patio Grill
- New coffee shop opening soon across the street
- Close to the only hand car wash in town
- Just around the corner from Robles Boxing Gym

Additional Location Benefits

- Corner lot nearby used for overflow parking for the City of Coolidge
- Situated among thriving local commercial businesses
- High visibility location with convenient access

This location offers strong potential for businesses looking to establish themselves in Coolidge's expanding commercial area.

Property Photos



Large front area with bay windows



Large Front Area

Property Photos



Large Front Area

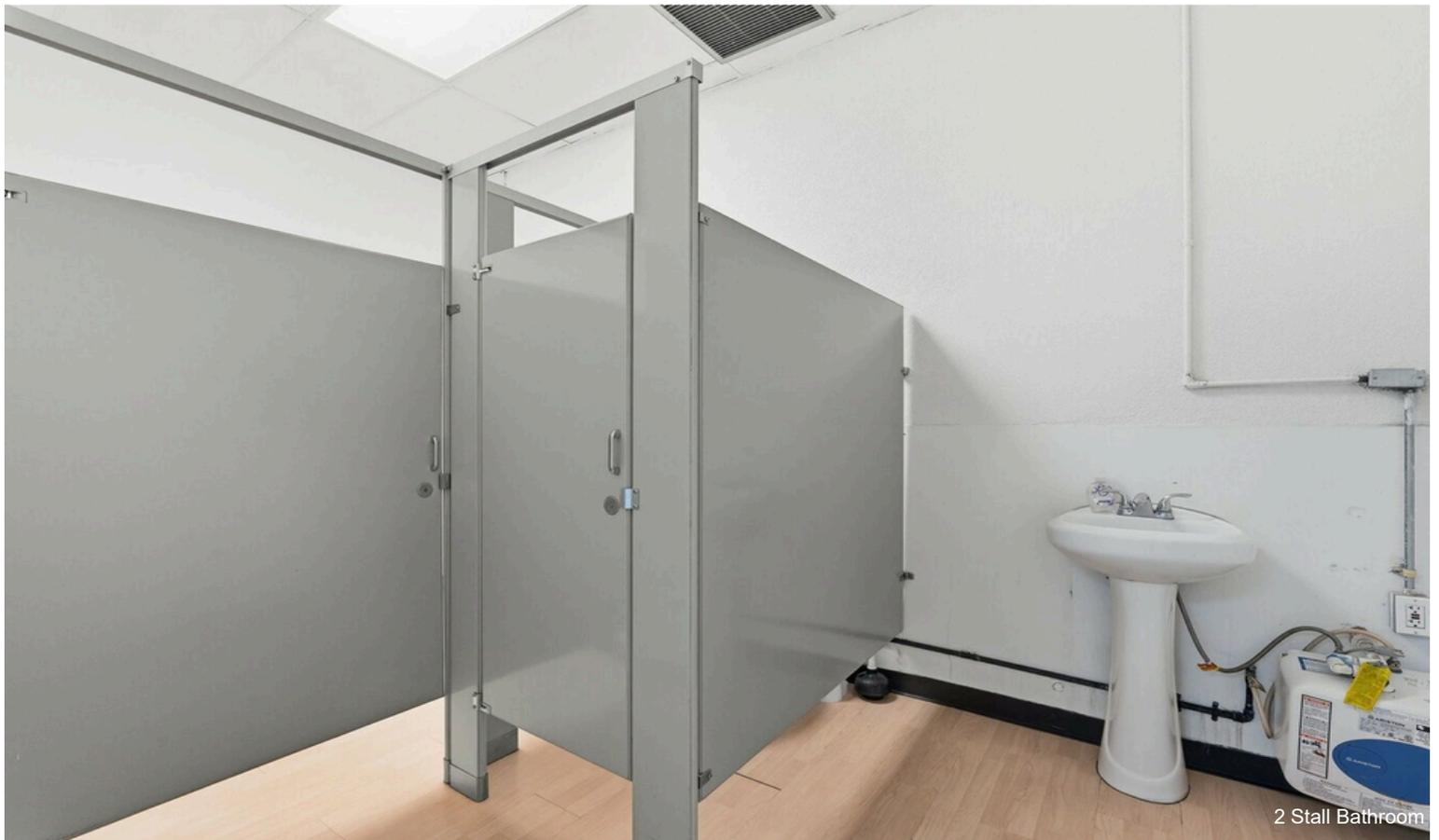


Office

Property Photos

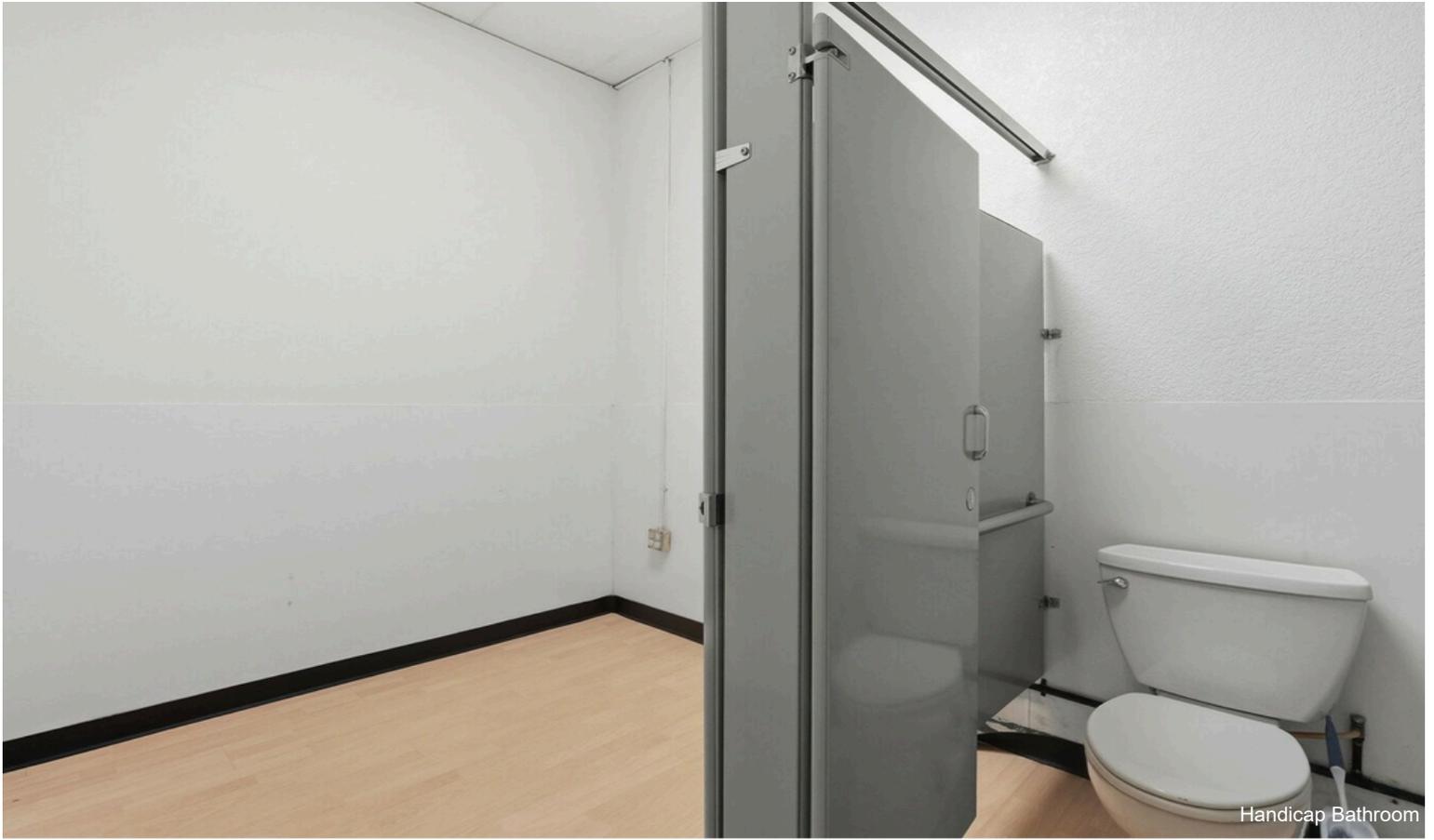


Office

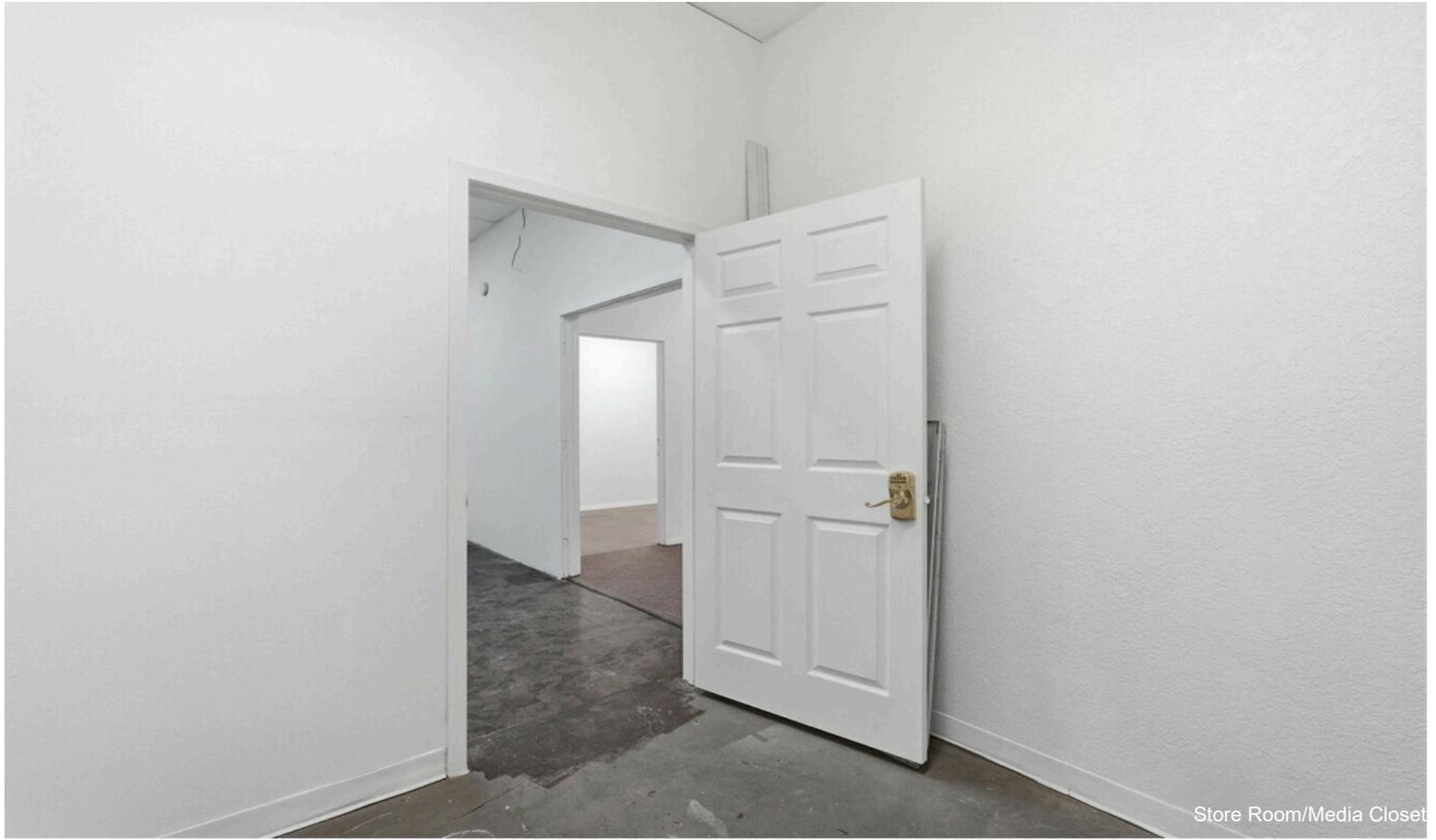


2 Stall Bathroom

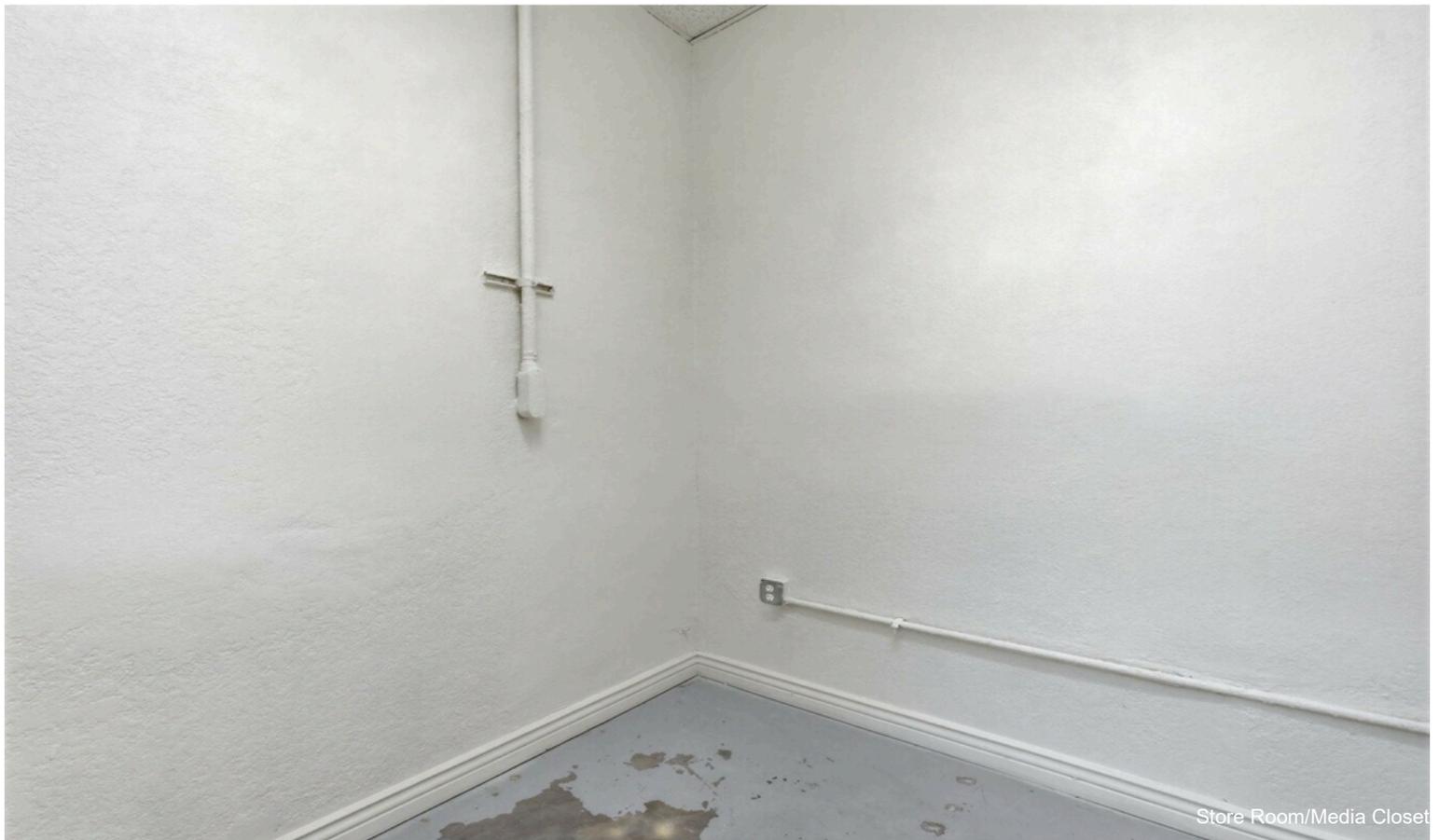
Property Photos



Property Photos



Store Room/Media Closet



Store Room/Media Closet

Property Photos

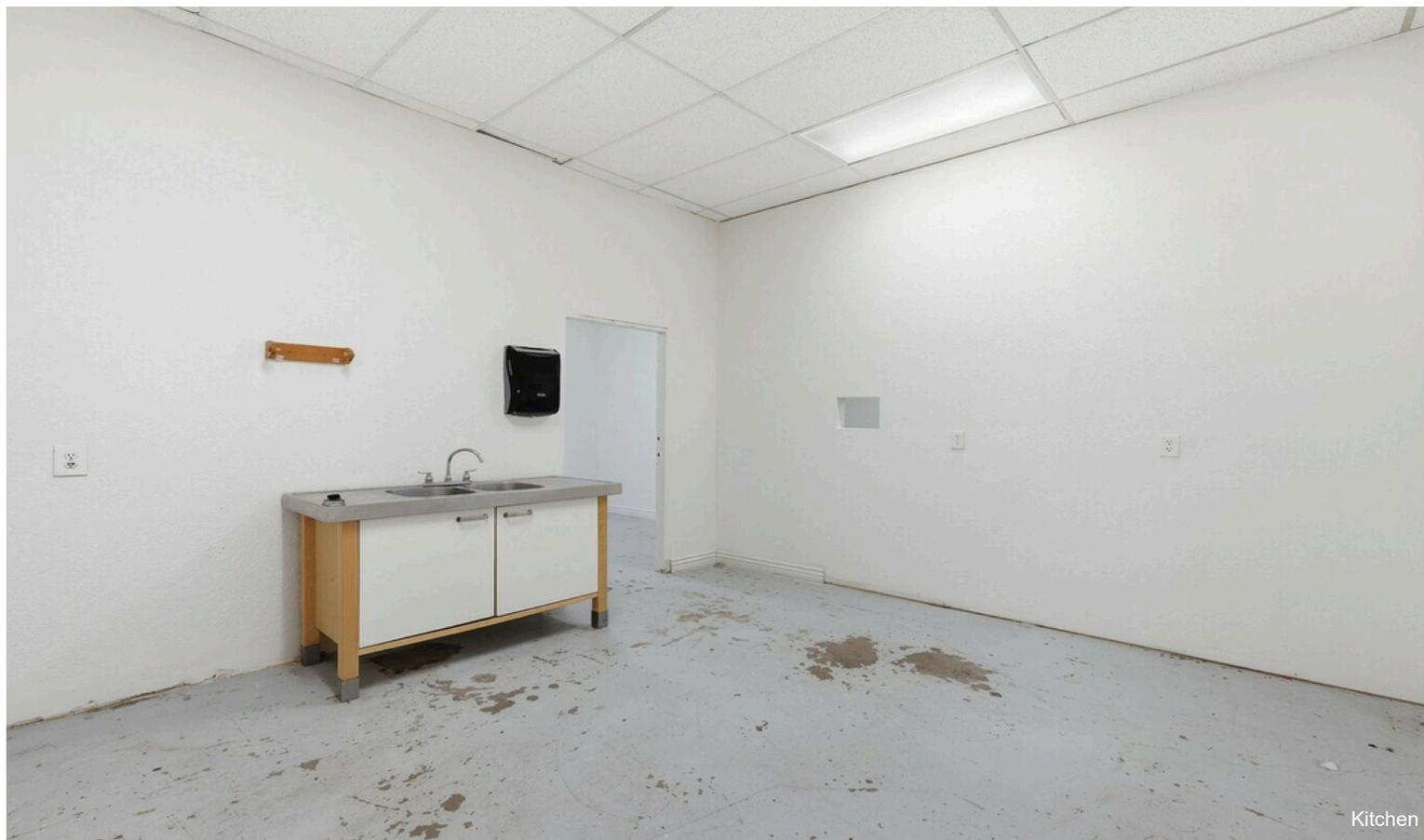


Back Room

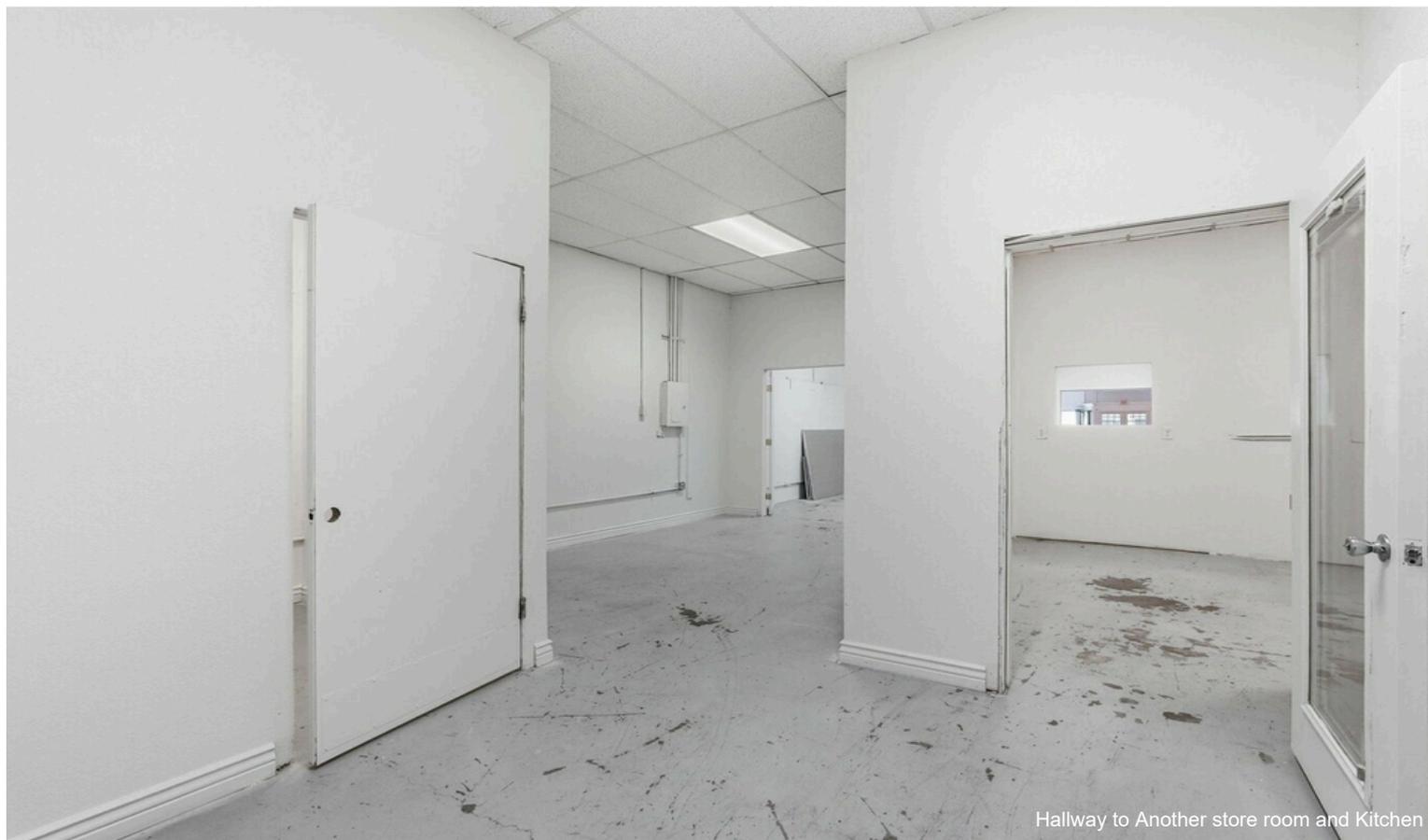


Kitchen

Property Photos



Kitchen

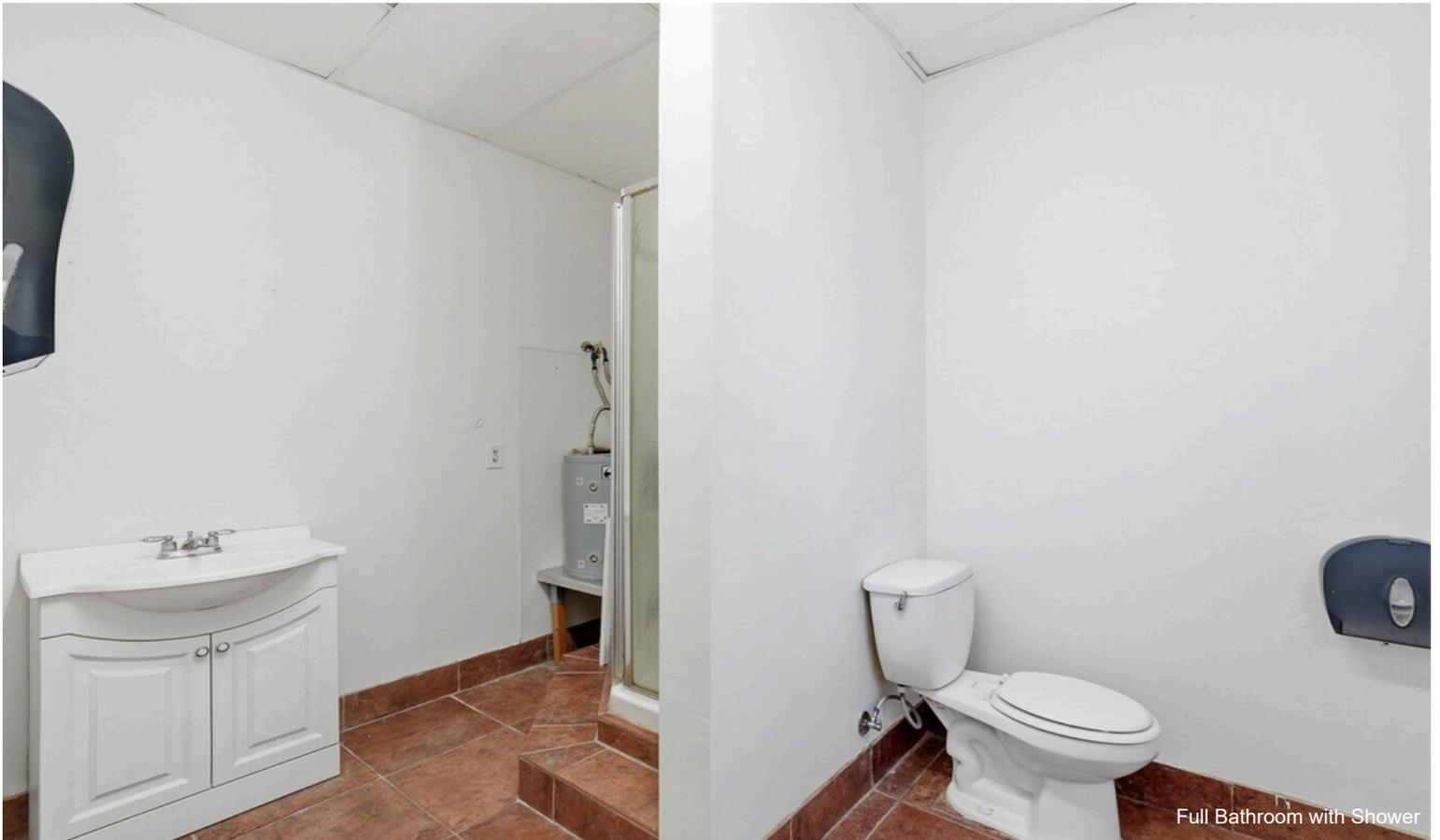


Hallway to Another store room and Kitchen

Property Photos



3rd Store Room or Media Room



Full Bathroom with Shower

Property Photos



Property Photos



Fenced Backyard