

52 N MERIDIAN RD | APACHE JUNCTION, AZ 85120

FOR SALE OR LEASE

NEWLY REMODELED
FREESTANDING HOUSE
WITH FENCED YARD

±1,144 SF
LIVE/WORK OPPORTUNITY

Could be
Redeveloped for
Commercial Use
or add more units
for **Multi-Family**

SALE PRICE: \$1,025,000



MARICOPA COUNTY ISLAND

 **COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRFAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
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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.

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PROPERTY SUMMARY

TOTAL BLDG. SF	±1,144
LOT SIZE	±35,251 SF (±0.81 ACRES)
ZONING	R-5/C-1, MARICOPA COUNTY ISLAND
SALE PRICE	\$1,025,000
LEASE RATE	CONTACT AGENT
YEAR BUILT	1970
PARCEL NUMBER	220-65-003U
FRONTAGE	N MERIDIAN RD



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KIMBERLY A. ROLLINS, MRED | D: 480.634.2319 | M: 602.750.1695 | KROLLINS@CPIAZ.COM

NEWLY REMODELED FREESTANDING HOUSE

NEWLY IMPROVED

Improvements the owner has already completed or will complete by COE for New Buyer:

- New Tile, Doors, Can Lights, Fans
- New Bathroom Vanities, Medicine Cabinet with Mirrors, Toilets, T-Valves, Shower Heads
- New Kitchen Cabinets, Appliances, Sink/Disposal, Back Splash, Quartz's 3 cm. Counter tops, and added GFI
- New Roof, Wood Patio Cover in Front of House, Drip System, 6ft 8'x8'x16' Wall Around Office with Gates, Windows in 2 Rooms, & Added Closets
- New Laundry Cabinets, Quartz, Counter tops, Barn Door, Can Lights
- Had Entire Electrical On House Inspected
- Raised Existing Perimeter Wall to at least 6ft and Repaired 3 Sections
- Graded Lot for Correct Drainage
- Added Paver Patio and Walk Ways
- Put Down 57 Rock for Dust Control

Work Still Needed:

- Closet Tile
- Replace A/C with Upgraded System
- 2 More Loads of 57 Rock to Finish Covering Lot
- Finish Drywall in Shop
- Clean and Remove Equipment etc. from Property



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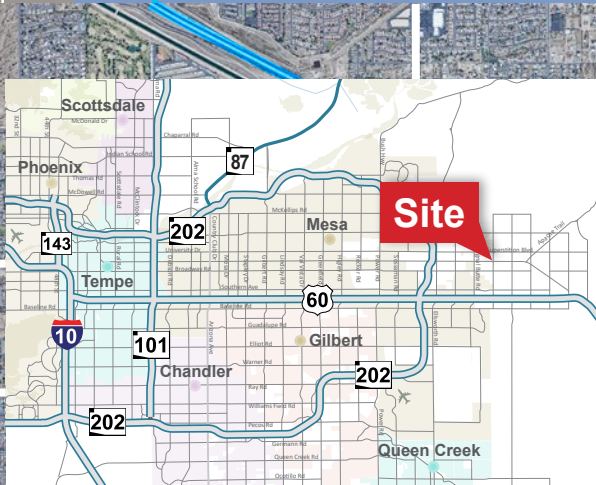


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DEMOGRAPHIC SUMMARY

52 North Meridian Road, Apache Junction, Arizona, 85120
Ring of 3 miles

KEY FACTS

75,768

Population



31,345

Households

46.2

Median Age

\$54,241

Median Disposable Income

EDUCATION

10%

No High School Diploma



34%

High School Graduate



35%

Some College



21%

Bachelor's/Grad/Prof Degree

INCOME



\$64,930

Median Household Income



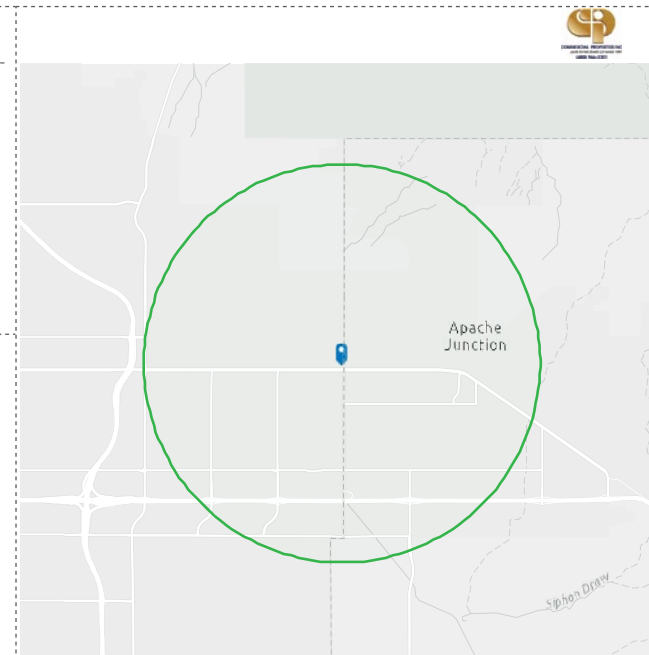
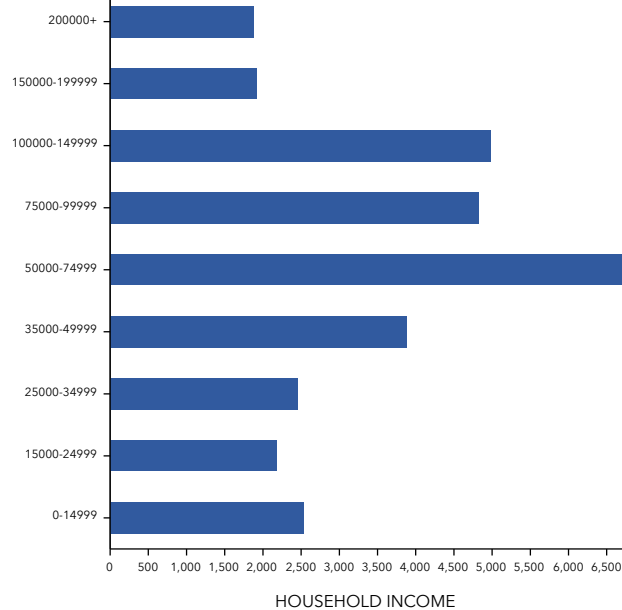
\$36,384

Per Capita Income



\$257,403

Median Net Worth



EMPLOYMENT



61%

White Collar



24%

Blue Collar



20%

Services

5.5%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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