

# 2415 S RURAL RD

Tempe, Az 85282 - Freestanding Office Building For Sale - Owner/User with Substantial Secured Parking



## JAMES LIEBERTHAL, SIOR

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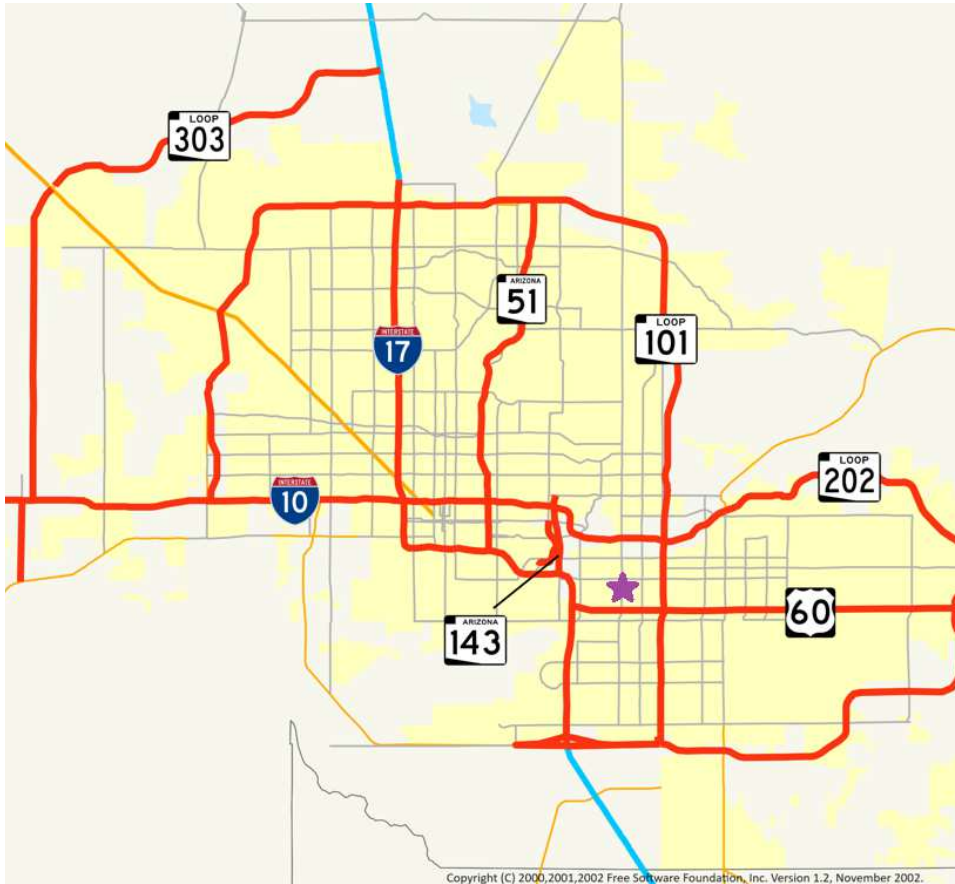


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## OFFICE BUILDING FOR SALE



### PROPERTY HIGHLIGHTS

- Free-Standing Office Building
- Sale Price: \$1,100,000
- Building Size: ±2,800 SF | Lot Size: ±15,734 SF
- Frontage and Monument Signage on Rural Road
- Property Consisting of 2 Suites with Income Potential
- Suite 1: ±1,350 SF: Renovated, Reception, 3 Offices, Open Bullpen
- Suite 2: ±1,450 SF: Reception, 3 Offices, Open Office, Basement/Storage Area
- Fully Gated Parking Area
- Parking: ±7.86/1,000 SF
- Roof Recoated August 2024 with Transferrable Warranty
- 2 Air-Conditioning Units installed in 2021 and 2023
- ±5 Minutes from ASU, Downtown Tempe, I-202 & Loop 101
- Year Built: 1972
- Zoned: R-O

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## AERIAL - BUILDING LOCATION



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## PHOTOS SUITE 1 & SUITE 2

### SUITE 1



### SUITE 2



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