

# BANK OWNED: FOR SALE FREE STANDING OFFICE/RETAIL

Near Downtown Mesa Right On  
**Mesa Drive**



**Price Just Reduced 25%**

224 S. Mesa Drive Mesa, Arizona 85210

PRICE: ~~\$79,900 (\$53.27/SF)~~ \$59,900 (\$39.93/SF)

## Property Highlights

- Bank Owned (REO) Opportunity--Great Opportunity at an Affordable Price
- Strategically Located Near Downtown Mesa
- Could Have Office or Retail Uses
- Property Next Door is Also a Bank Owned Property on the Market
- Gated Parking Lot with Access Via Mesa Drive and Pomeroy in Back
- 2 Roof Mounted HVAC Units
- Could be Divided into 2 Suites
- Great For Small Start Up Businesses
- Basement for Storage

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. This offering is subject to change without written notice given.*

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## Location Description

Near Downtown Mesa, this property is close to the city center and has frontage and visibility on Mesa Drive, which is a major arterial road within the area. The property has great accessibility as well on two streets.

## Property Description

This bank owned free standing office/retail building was originally built in 1935 with adobe block construction as a house and was eventually converted into a commercial building. There have been a couple of additions built with frame and stucco construction that were made to the building including the front room and the back two rooms and bathroom. The property has two bathrooms, seven rooms, and a basement used for storage. The parking lot fenced along with the property next door to the south.

## Property Taxes

Total: \$2,349.12 (From 2009 Maricopa County Assessor)

## Traffic Count

30,700 Cars Per Weekday (From 2007 City of Mesa)

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## Property Information

- Year Built: 1935 Parcel Size: 6,315 Sq Ft
- Rentable Square Feet: +/- 1,500 square feet
- Parking Spaces: 7 Parking Ratio: 4.67
- Parcel # 138-47-033 Zoning: TCB-1 Mesa

## Demographics (2009)

	1mile	3miles	5miles
Population	23,420	178,796	385,897
Average Household Income	\$47,237	\$60,064	\$69,783
Median Household Income	\$40,539	\$50,855	\$57,753

## Aerial Map & Photo

