

# FOR SALE: BANK OWNED --FINANCING AVAILABLE--

## Retail/Industrial Condo Buildings Broadway Plaza West



1712 W. Broadway Rd Mesa, Arizona 85202    PRICE: Combined: \$1,200,000 North Bldg: \$625,000 South Bldg: \$675,000

### Property Highlights

- Financing Available For Qualified Owner/User
- ±18,176 Square Feet (9,388sf-N. Building 8,788sf-S. Building)
- Each Building Has 7 Separate Condominiums--Value Add Potential
- Beautiful 2008 Masonry Construction in Grey Shell Condition
- \$1,200,000 (\$66.02/SF) for Package, \$625,000 (\$66.57/SF) for just the North Building, \$675,000 (\$76.81/SF for just the South Building; Priced Well Below Replacement Value
- Separate Intact Electric HVAC Units For Each Condo (14) On Roofs
- Zoned M-1 Mesa-Allowing For Many Different Uses--Dynamic Mesa Location
- Nice Frontage On Broadway Road-Major Arterial
- Spectacular Owner/User Opportunity--Best Time To Buy New Construction
- Power: 1600Amps, 120/208V 3Phase 4W--- Approximately 16ft Clear Height

*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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# BANK OWNED OPPORTUNITY--BROADWAY PLAZA WEST

**\*\*\*Financing Available to Qualified Owner/User\*\*\***



## Demographics (2008)

	1mile	3miles	5miles
Population	28,752	154,972	386,356
Average Household Income	\$41,020	\$50,272	\$58,136
Median Household Income	\$34,877	\$40,843	\$46,524

## Location Description

Broadway Plaza West is located only two miles from Downtown Mesa and a mile north of Mesa Community College, Fiesta Mall, and Banner Desert Samaritan Hospital. It is only a mile and a half north of the US 60 Superstition Freeway and one mile east of the Loop 101 Price Freeway and the City of Tempe.

## Zoning/Use Description

With M-1 Mesa Zoning, potential uses for the property include: all possible retail uses, manufacturing, processing, warehousing, and other industrial uses. The property is perfect for hard to find retail locations for uses such as pawn shops, churches, trade schools, and more.

## Property Taxes

North Building: \$15,615 South Building: \$15,443  
Total: \$31,057 (From 2009 Maricopa County Assessor)

## Traffic Count

Broadway Rd. : 33,100 cars per day in 2009

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