

SALE PRICE  
**\$284,160.00**

# RETAIL/INDUSTRIAL AVAILABLE FOR SALE

8119 E MAIN ST | MESA, AZ

**SINGLE TENANT RETAIL/INDUSTRIAL  
AVAILABLE FOR SALE**

**±1,776 SF BUILDING  
±5,000 SF SECURED YARD W/ POWER**

**LOCATED NEAR LOOP 202  
ZONED C-3, CITY OF MESA**

## EXCLUSIVE CONTACT

**Michael Douglas**

D 480.634.2324

M 480.772.8870

mdouglas@cpiaz.com

**Phill Tomlinson**

D 480.522.2800

M 480.330.8897

ptomlinson@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CP International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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## PROPERTY OVERVIEW

Building Size:	±1,776 SF
Secured Yard:	±5,000 SF
Lot Size:	±0.21 Acres (±9,000 SF)
Sale Price:	\$284,160.00 (\$160 PSF)
Sale Type:	Owner-User
APN:	218-32-088
Floors:	1
Zoned:	C-3, City of Mesa
Built In:	1954
Power:	3 Ph

Setup for Commercial Kitchen

Owner will Sell FF&E

ADA Restroom

New Drainage For Septic

Roof Recently Foam Sprayed (3 years old)

New A/C Units (3-4 years old)



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## DEMOGRAPHICS

### POPULATION

13,456 (1M)

101,270 (3M)

254,177 (5M)



### HOUSEHOLDS

5,894 (1M)

42,681 (3M)

103,169 (5M)



### AVG HH INCOME

\$46,033 (1M)

\$52,885 (3M)

\$58,882 (5M)



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