

**FOR SALE**

**7 E. Southern Avenue**

**Mesa, AZ**



**FEATURES:**

+/- 26,400 SF Freestanding Building

+/-2.2 ACRES

300 ' Southern Avenue Frontage

+/-50,000 cars per day

+/- '300' x 300' lot

Zoned GI, City of Mesa

Quick Freeway Access

Free Span Building

100% Air Conditioned



**FOR SALE: \$3,050,000**

**John Asher**

**(602) 432-4336**

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No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price or other conditions. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FOR SALE**  
**7 E. SOUTHERN AVE.**  
**MESA, AZ**



- ★ RETAIL AND POSSIBLY INDUSTRIAL USES ALLOWED
- ★ 300 FEET OF SOUTHERN AVE FRONTAGE
- ★ CURRENTLY A ROLLER RINK
- ★ LARGE PARKING LOT
- ★ INFILL AREA
- ★ CALL TO SCHEDULE A TOUR
- ★ DO NOT DISTURB TENANT



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