

WOLF

REALTY, INC.



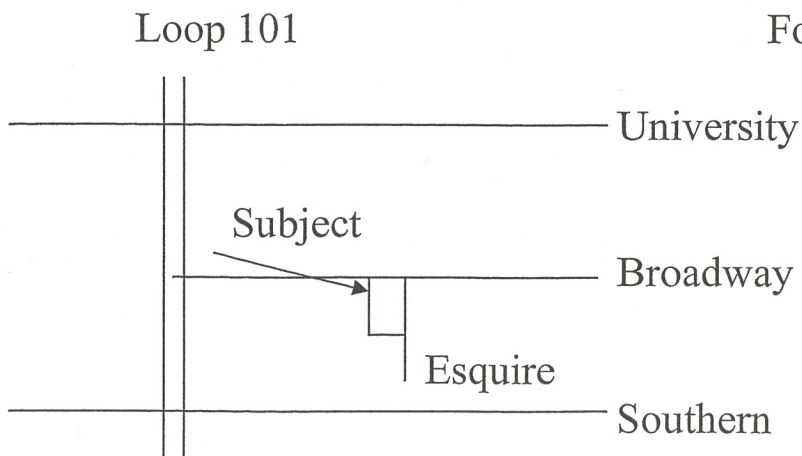
14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840
Phone: (602) 843-5200 • FAX: (602) 843-5718

2463 W. Broadway Road. Buyer/User Purchase Opportunity

- * 13 Parking
- * C-0 Zoning Mesa
- * Monument Signage
- * APN 134-20-003B
- * 18,500 sqft lot
- * SRP 200AMP & sub-panels
- * Updated plumbing +/-2012
- * U.S.P.S next door
- * Close to food, shopping, entertainment
- * 1600' West of Loop 101 Price
- * 1500 sqft office
- * 360 sqft finished out building
- * 5000 sqft gated/secured Yard
- * water city of Mesa
- * Onsite septic system
- * Updated wastelines +/-2012
- * Public transportation close by

Offered at \$325,000

Located 1600' feet from Loop 101 at Price & Broadway this location is central to Loop 202 Red Mountain, 202 San Tan, 101 Pima and SR60, Superstition Freeway. Vintage 1939 building has been home to IT /computers, online sales & shipping, interior design, and office uses. The original solid block construction has exterior stucco finish, interior furred and dry walled after plumbing, electrical and low voltage upgrades. Generous glass line and security features in place. Reception, 3 private offices, bullpen, kitchenette, private restroom, IT closet and storage areas. Connect with Century link or COX.



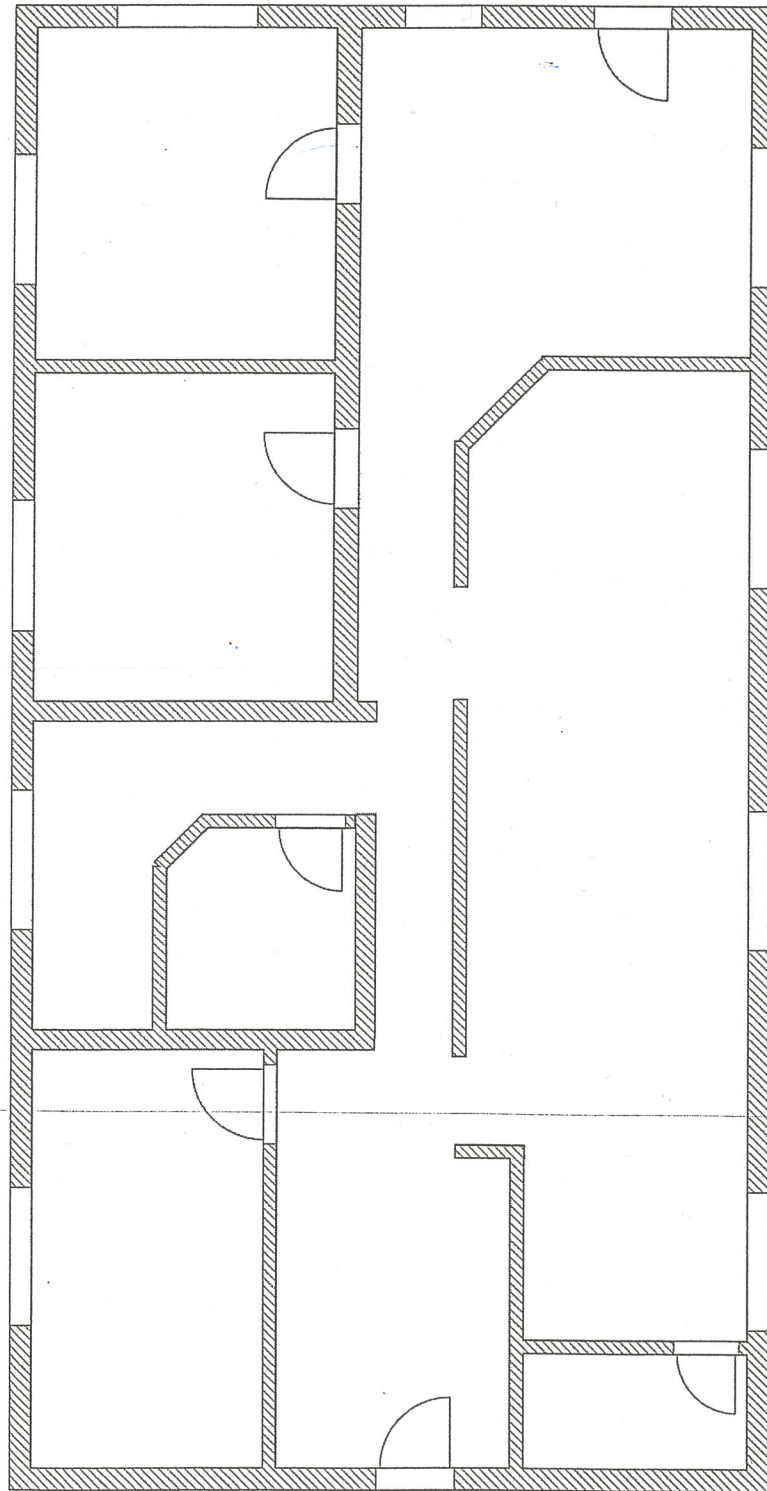
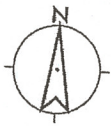
For more information contact:

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Information obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is subject to errors and omissions, change in price, sale, financing and or withdrawal without notice.

2463 W Broadway Road
Mesa, AZ. 85202

No Scale
Measurements approximate
Availability subject to change



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