



FOR SALE | OFFICE

SignArt Office Building

905 N Country Club Dr | Mesa, AZ 85201

PRESENTED BY:

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PROPERTY SUMMARY

Sale Price:	\$379,000
Lot Size:	0.22 Acres
Building Size:	2,344 SF
Building Class:	C
Ceiling Height:	8.0 FT
Year Built:	1950
Renovated:	2000
Zoning:	C-O Commercial Office
Market:	Phoenix
Sub Market:	East Valley
Cross Streets:	Rio Salado

PROPERTY OVERVIEW

Own an updated Commercial Retail and Office building on busy Country Club Drive in Mesa, AZ. Monument street in front of the building is grandfathered in. The main building was converted from a residential house to Commercial Retail Office space. An additional building was constructed in the back with a kitchen and Rest Room. Property includes a small block storage building. Owner has a tenant in the building until January 2019.

LOCATION OVERVIEW

Subject Property Location

The subject property is located at 905 N Country Club Dr in the City of Mesa, Maricopa County, Arizona. The subject property is in the City Center and is a very good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Country Club Dr.

Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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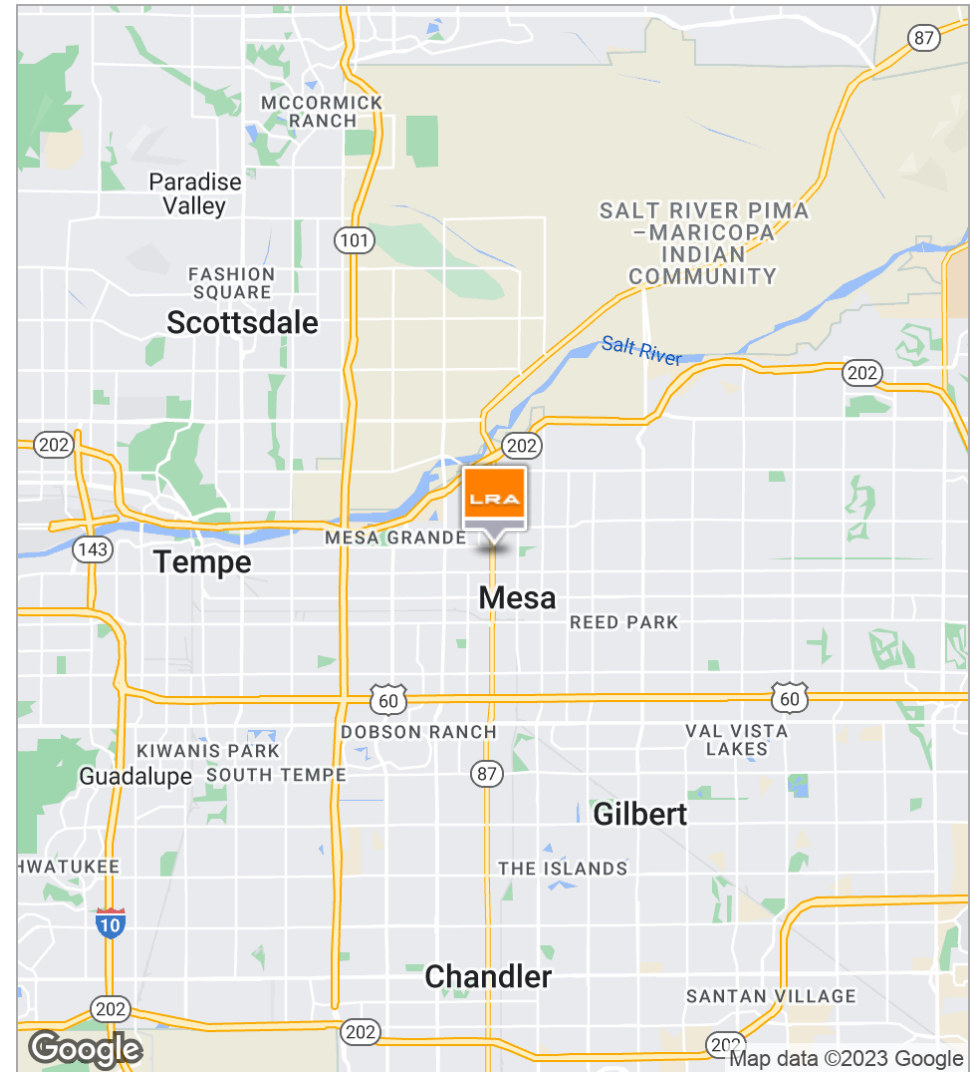
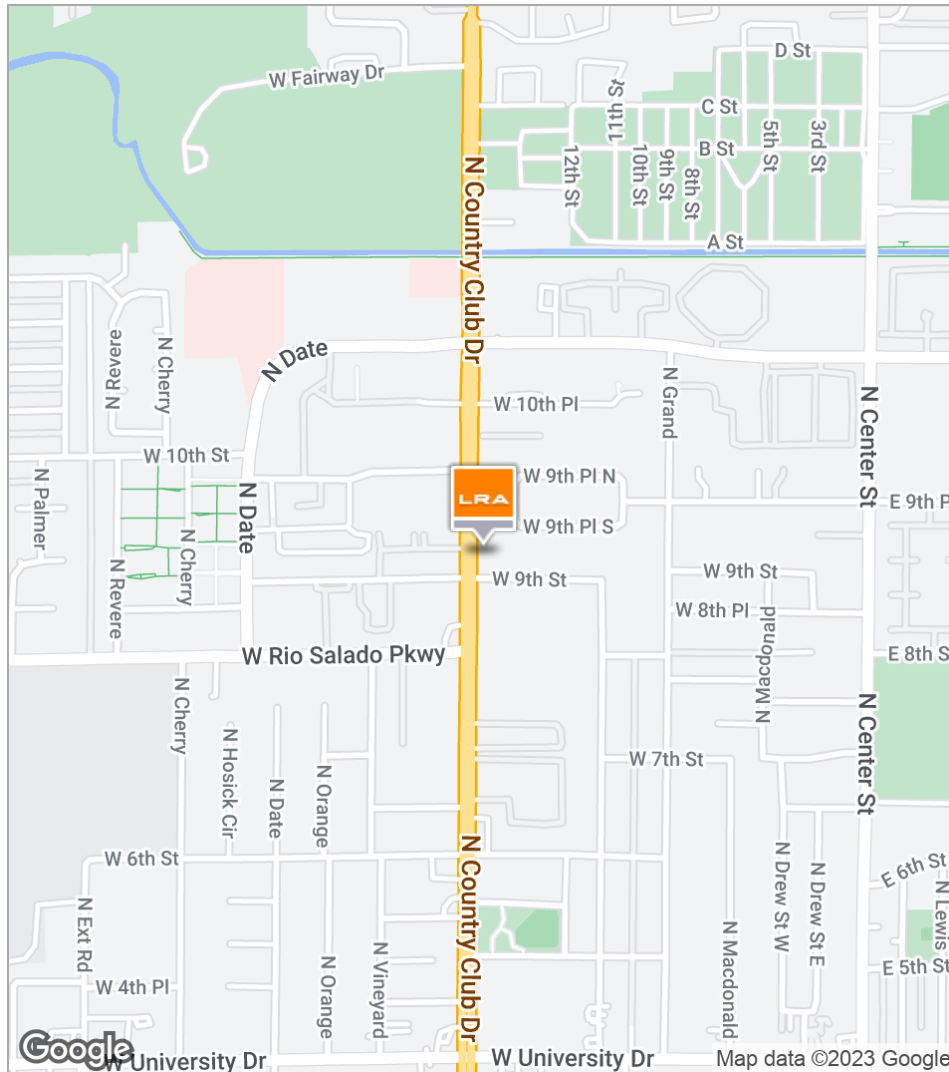


LRA

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www.lrarealestate.com

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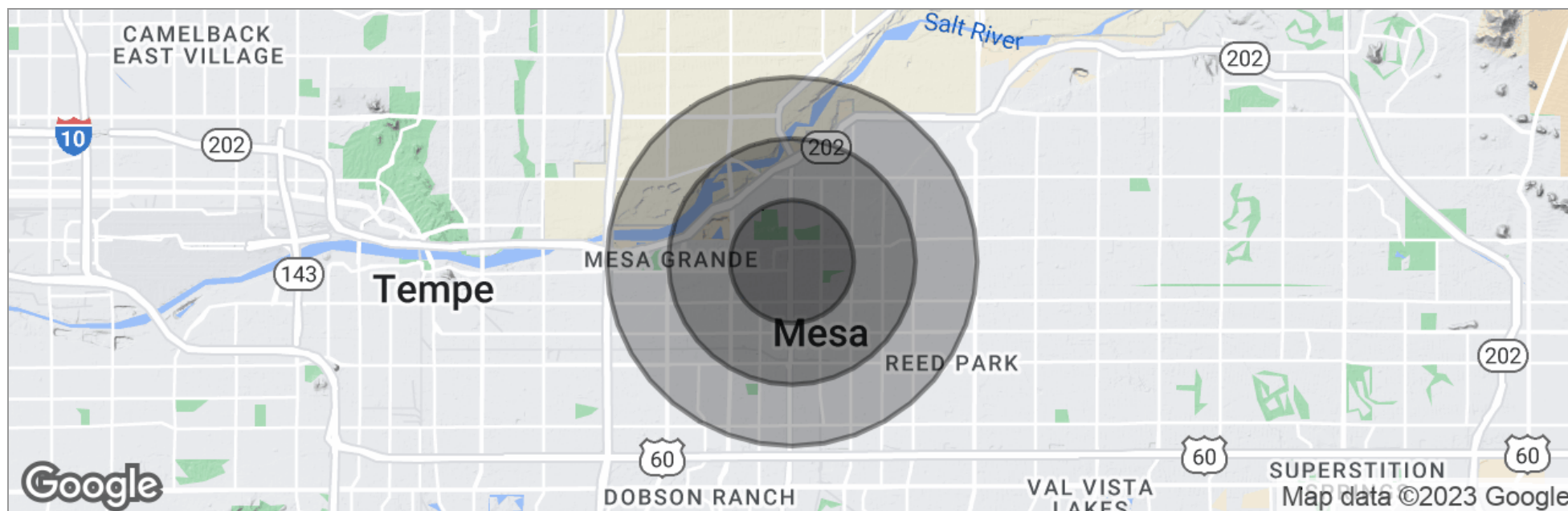
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	1 Mile	2 Miles	3 Miles
Total Population	19,016	64,942	128,006
Population Density	6,053	5,168	4,527
Median Age	30.5	30.4	30.0
Median Age (Male)	29.1	29.4	29.4
Median Age (Female)	31.9	32.1	30.9
Total Households	6,741	23,511	46,605
# of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$50,274	\$51,219	\$49,337
Average House Value	\$167,112	\$190,853	\$164,277

* Demographic data derived from 2020 ACS - US Census