

IDEAL OWNER/USER OFFICE BUILDING FOR SALE

1615 & 1619 E. GUADALUPE ROAD | TEMPE, AZ 85283



FOR MORE INFORMATION CONTACT:

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IDEAL OWNER/USER OFFICE BUILDING FOR SALE

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Sale Type:	Investment or Owner/User
Sale Price:	\$699,900
Total Building Size:	6,990 SF (Assessor)
Building 1615:	±2,512 SF
Building 1619:	±4,478 SF
Lot Size:	0.52 Acres
Year Built:	1986
Zoning:	C-T

PROPERTY HIGHLIGHTS

- Outstanding visibility on Guadalupe Road frontage (18,227 VPD) with excellent monument signage
- Superior location three blocks from the Tempe Square Shopping Center featuring an amazing mix of retail stores and restaurants including Trader Joe's, Wildflower Bread Company and PetsMart.
- Ample parking 30 stalls (est)
- Easy access to Loop 101, US-60, and I-10
- Bonus! New owner has ability to keep existing income in place and expand as needed
- Adjacent Land is Available For Sale (.86 AC)



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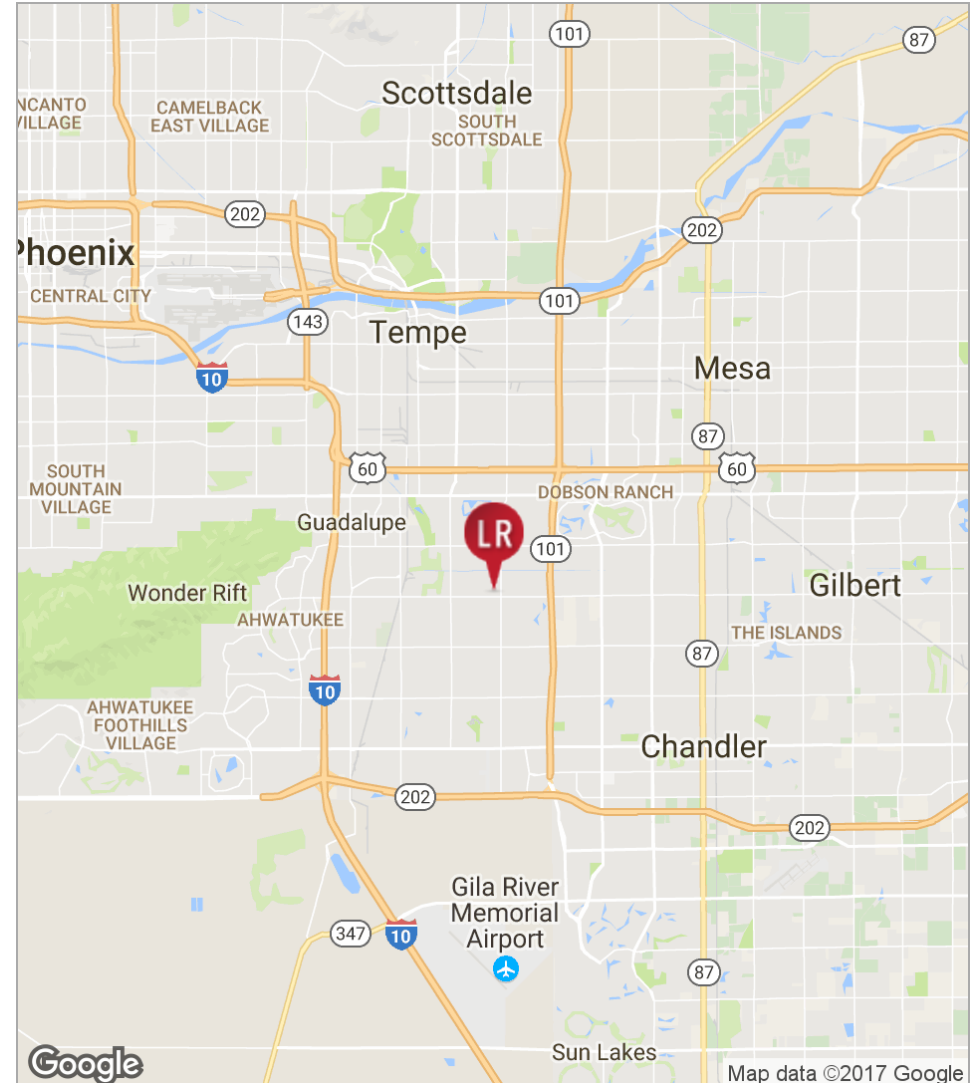
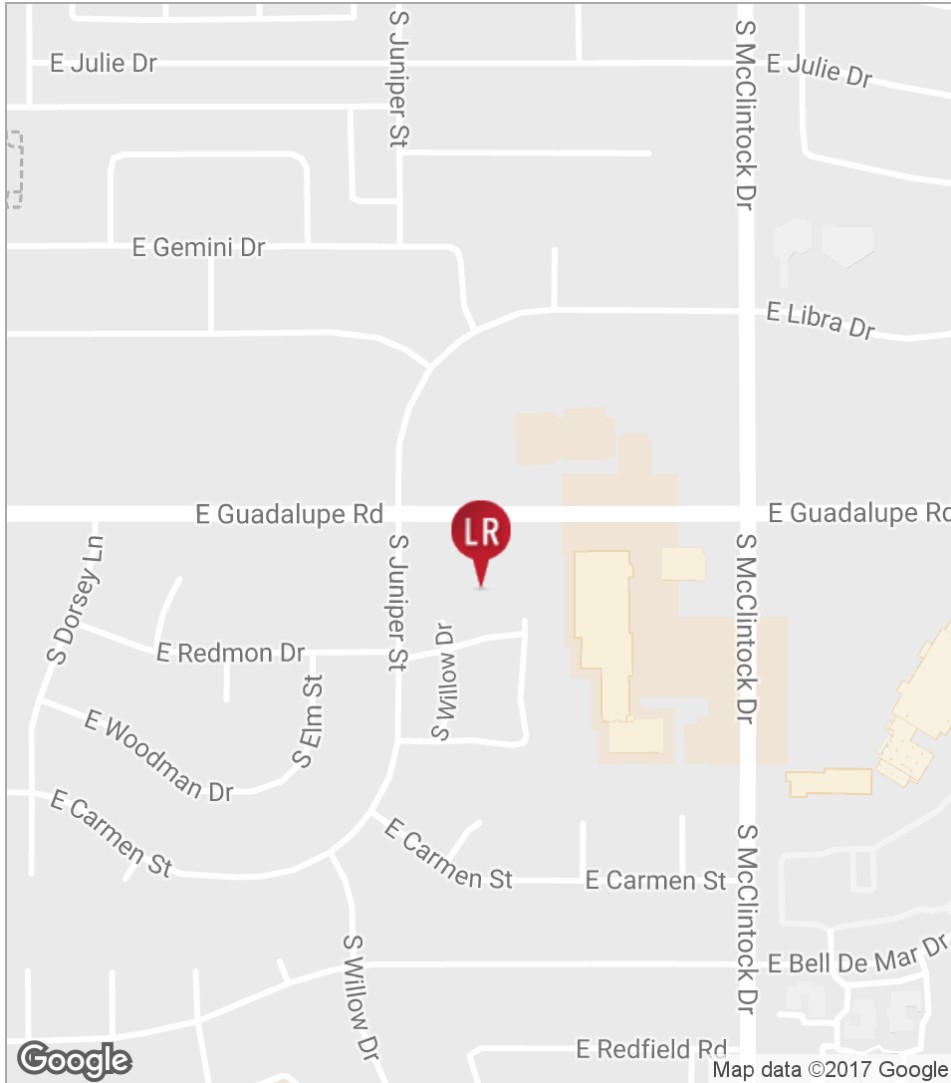
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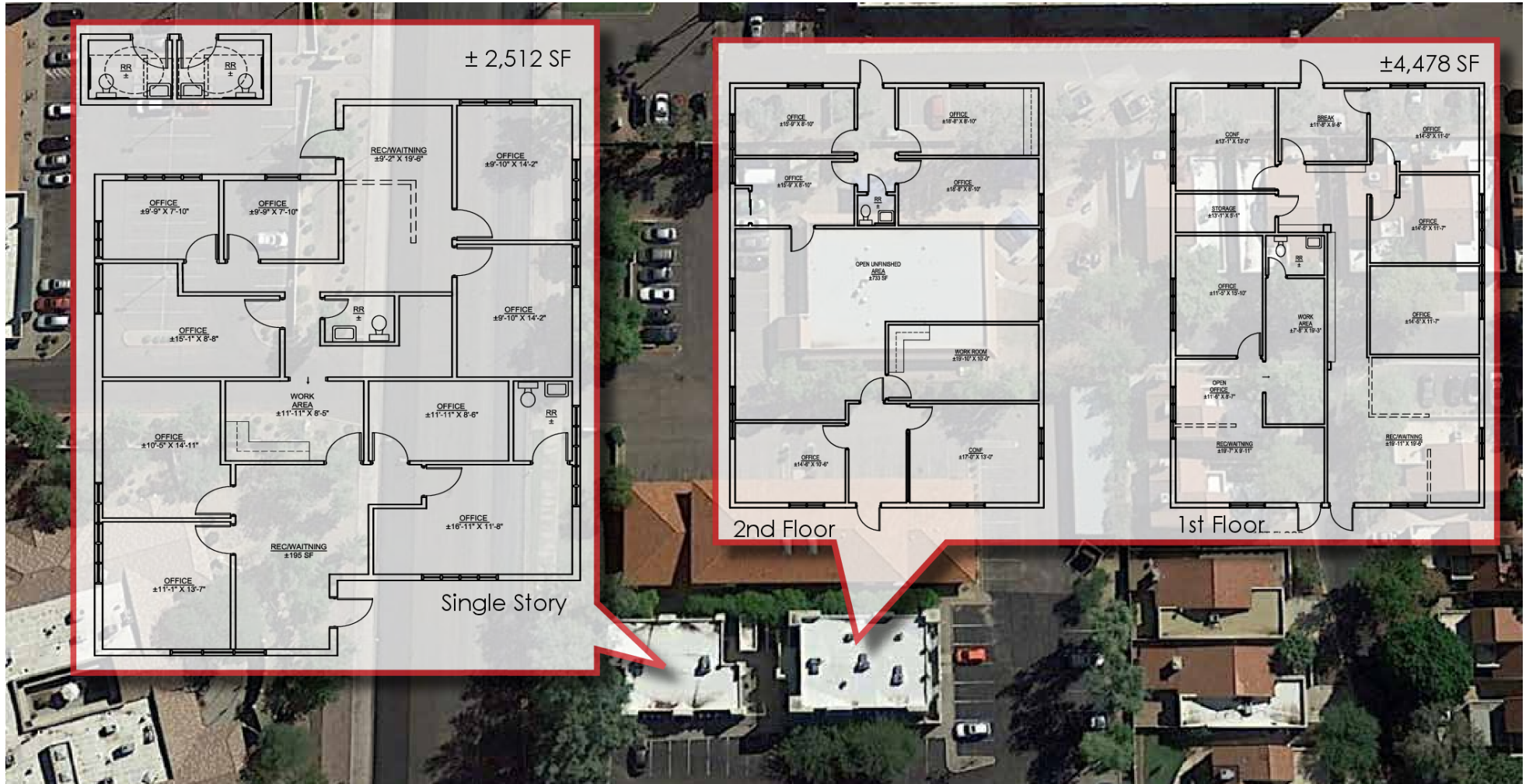
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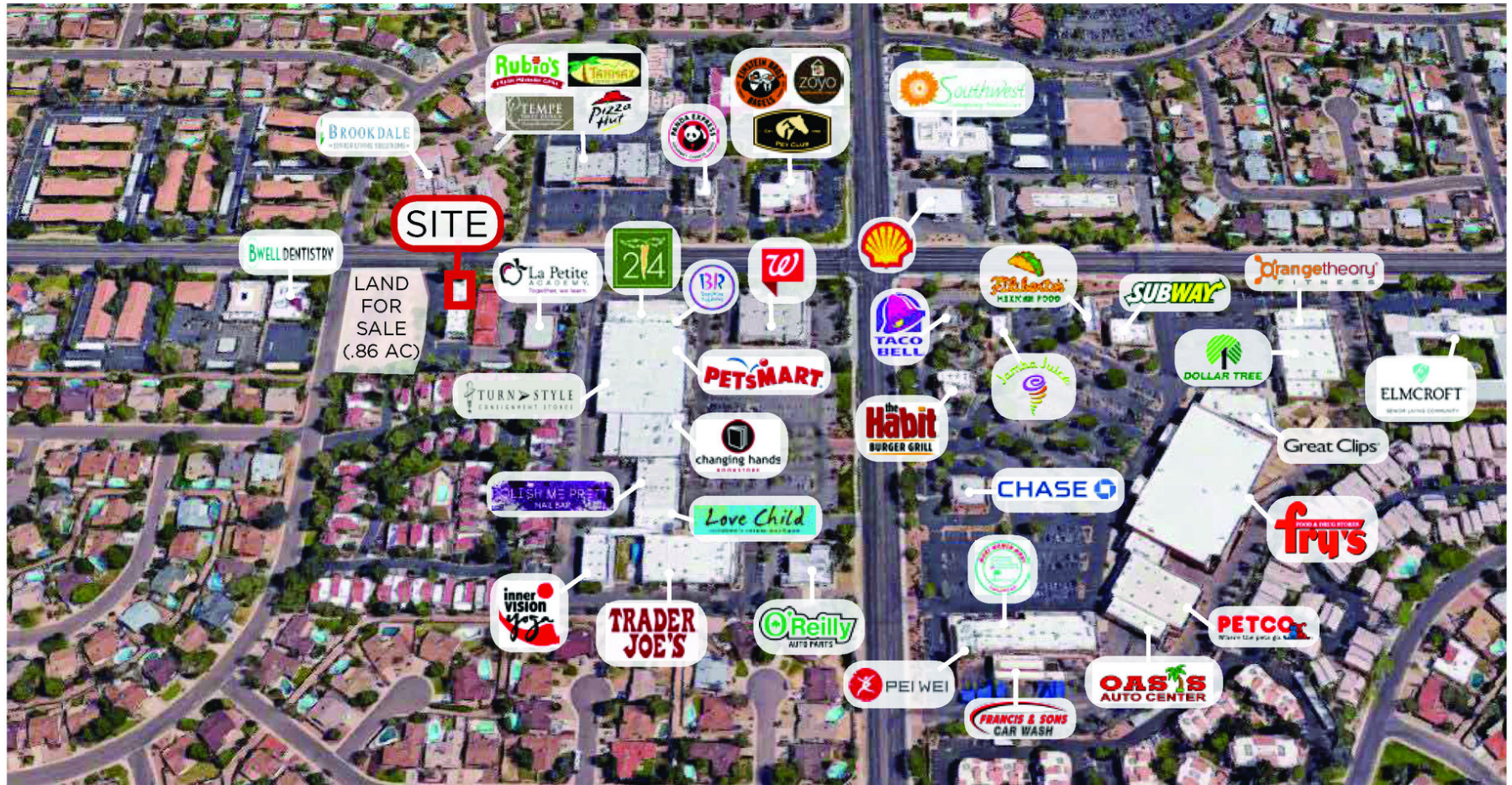
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