

RETAIL OR OFFICE BUILDING FOR SALE \$850,000

FORMER CHASE BANKING BRANCH
717 N GRAND AVENUE
NOGALES, ARIZONA



FOR MORE
INFORMATION
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FORMER CHASE BANKING BRANCH AT 717 N GRAND AVENUE, NOGALES, AZ 85621

FEATURES

- $\pm$ 9,800 SF 2-story building with two $\pm$ 4,900 SF spaces
- Land size $\pm$ 3.43 acres or $\pm$ 149,410 SF. $\pm$ 1.67 Acres used by improvements or $\pm$ 72,745 SF
- Built in 1967
- Zoned General Commercial (GC) in the City of Nogales
- Canopy shading a two-lane-wide, concrete paved drive-through
- Dynamic, unique building design with office and retail applications
- Located in downtown Nogales, Arizona in Santa Cruz County approximately 1 mile from the Nogales-Grand port of entry
- Proximity to the US/Mexico border
- Adjacent to the Nogales Municipal Complex; police & fire access to Highways 80 & 191 and Mexico
- Proximity to international produce logistics business
- APN # 101-31-137

PRICE

- \$850,000

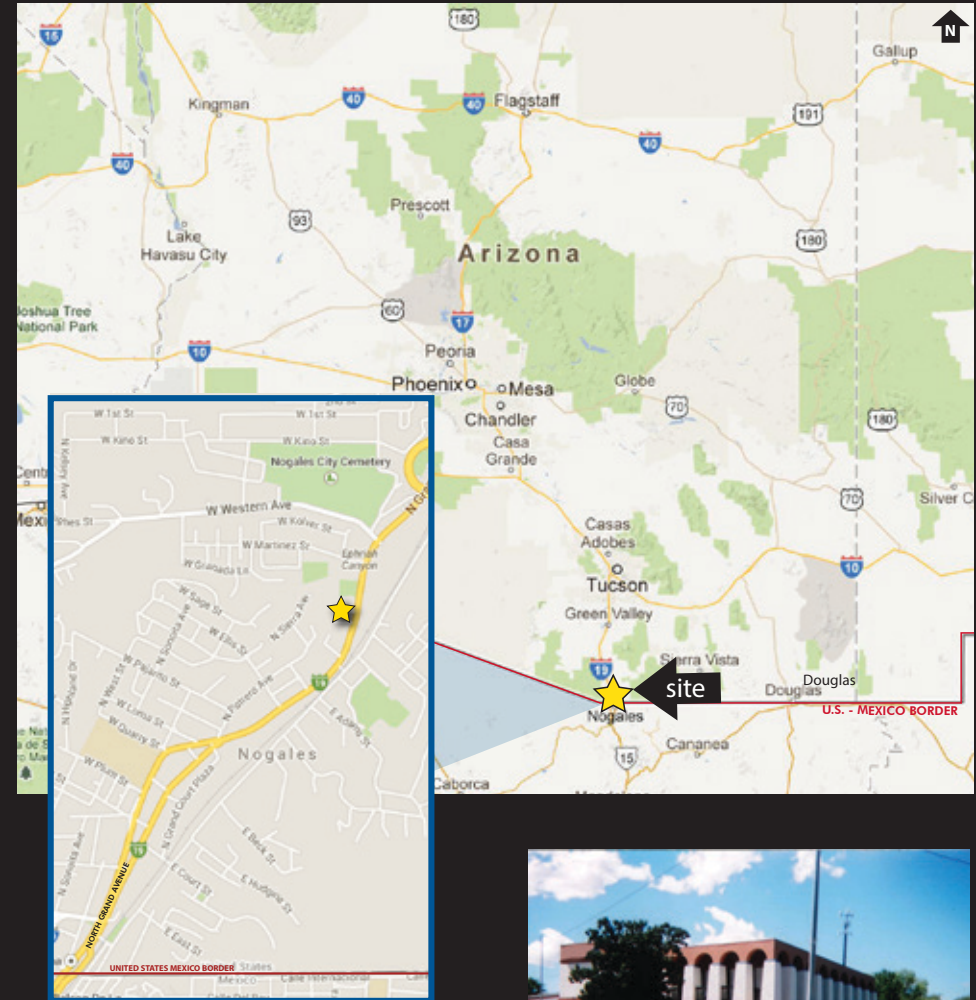
2016 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	6,930	17,190	21,714
AVERAGE H.H INCOME	\$35,713	\$43,071	\$46,685
AVERAGE H.H SIZE	2.8	3.0	3.0

SOURCE: CLARITAS

Traffic Counts

W WESTERN AVE AT N LOOF ST	7,266 vpd
N GRAND AVE AT W 3RD ST	15,828 vpd

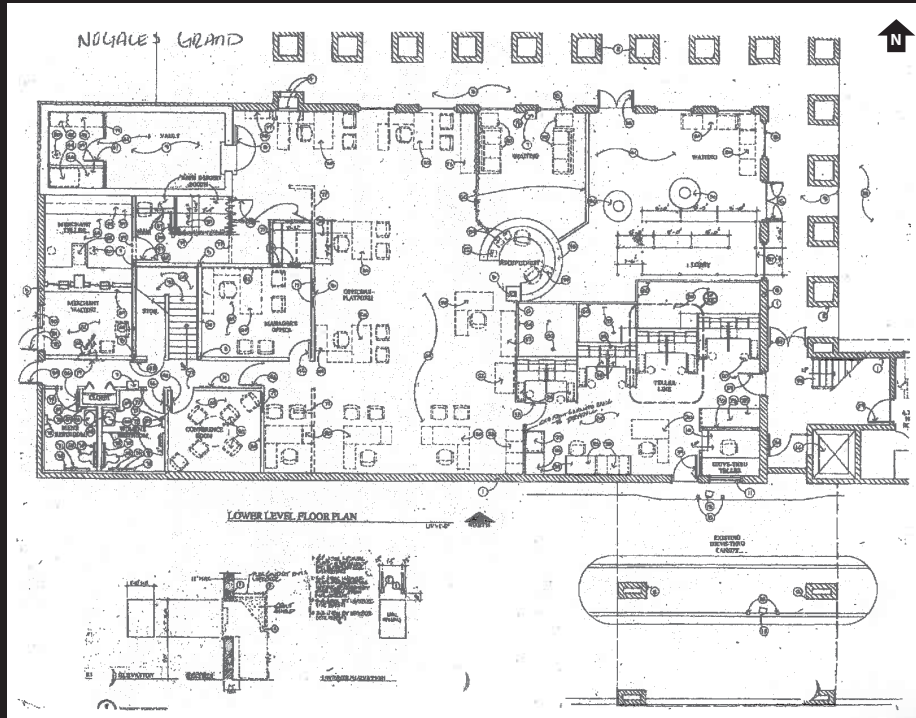
SOURCE: COSTAR, 2012 COUNTS

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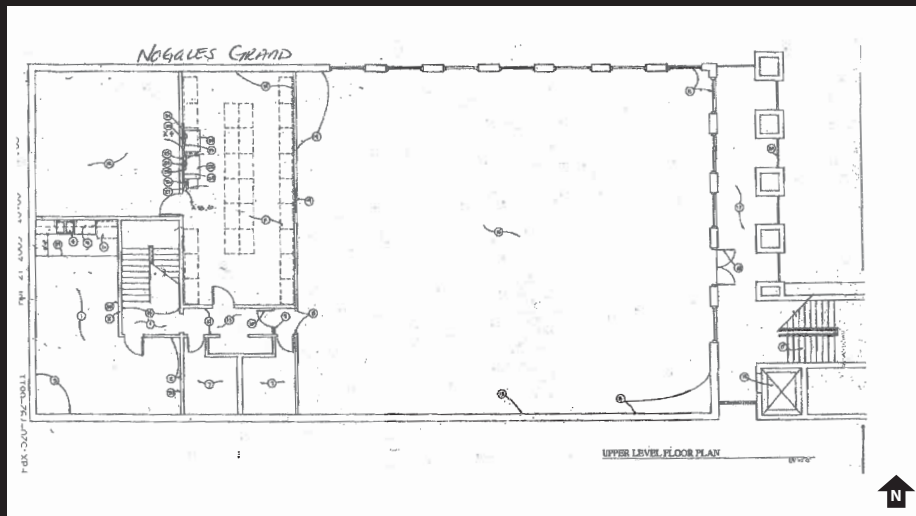
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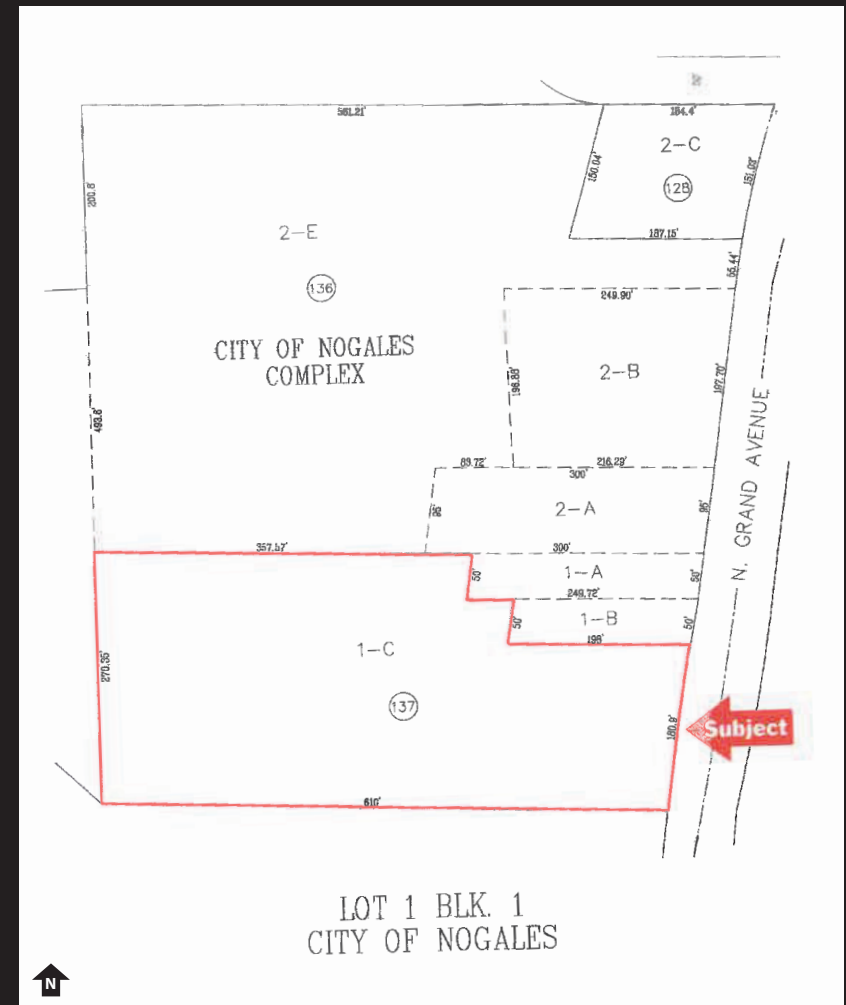
FIRST FLOOR



SECOND FLOOR



ASSESSORS MAP



ALL MEASUREMENTS FOR ALL PLANS ARE APPROXIMATE. PLANS NOT TO SCALE.

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