

MARZOCCHI AUTO

797 WEST GUADALUPE ROAD, GILBERT, AZ 85233

NEW PRICE
FOR SALE
Listing Price \$2,500,000
\$2,300,000

PROPERTY FEATURES

- +/- 5,362 SF Auto Repair Shop Situated on 1.38 Acres of Industrial Land
- Zoned L-1 (Light Industrial) - Zoning Allows for a Restaurant, To Go Food Hall, Brewery or EV Charging Station
- Located in Opportunity Zone
- 523' Combined Frontage on Cooper and Guadalupe with 2 curb cuts
- +/- 46,389 VPD at Intersection
- 1 Mile NW of Old Town Gilbert
- 1.5 Miles South of US 60 / Superstition Freeway
- Building to be delivered vacant at COE
- Parking Ratio 9.69/1,000 SF



www.SperryCGA.com

Zackery Sherman

ASSOCIATE

602.566.7212

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AZ #684602000

Each office independently owned and operated.

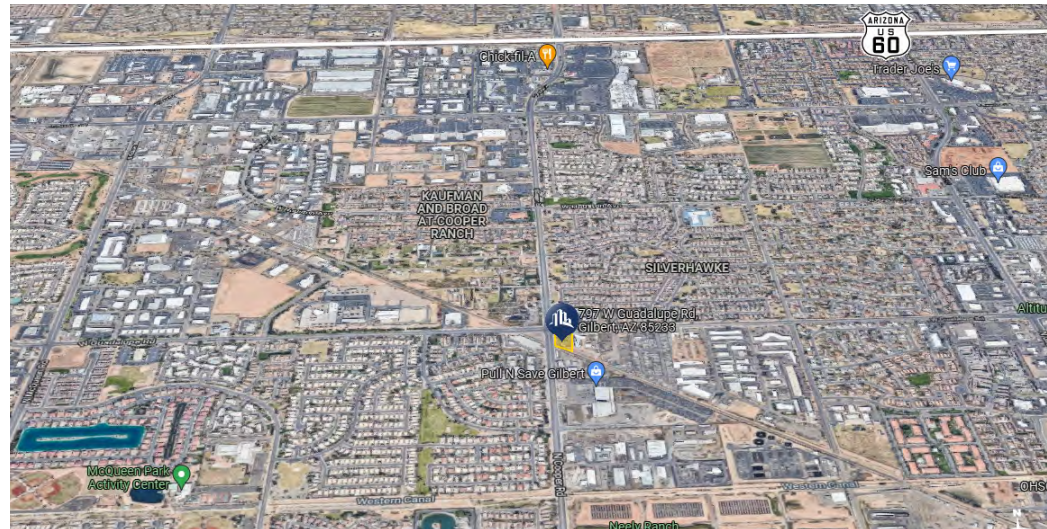
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