



FOR SALE | CAR WASH

CAR WASH WITH OFFICE/WAREHOUSE

324 N Country Club Drive, Mesa, AZ 85201

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

| | |
|-----------------------|-----------------------------------|
| Sale Price: | \$1,000,000 |
| Lot Size: | 0.84 Acres |
| Building Size: | 5,000 SF |
| Zoning: | DB-2 Downtown Business District |
| Cross Streets: | Country Club Dr & University Dr |

LOCATION OVERVIEW

Located on Country Club Dr, just south of University in the Downtown Mesa Business District. Centrally located less than 3 miles from Loop 101, Loop 202 and U.S 60 Freeways. Excellent Country Club Exposure with 31,349 VPD

PROPERTY HIGHLIGHTS

- Car wash and office/warehouse (5,000 SF) for sale
- Leased until May 2025
- East building (1,700 SF) includes car wash, office, retail and 2 restrooms.
- West building (3,300 SF) includes: 3 offices, 1 restroom, and warehouse storage.
- Car wash equipment Included
- Monument signage available

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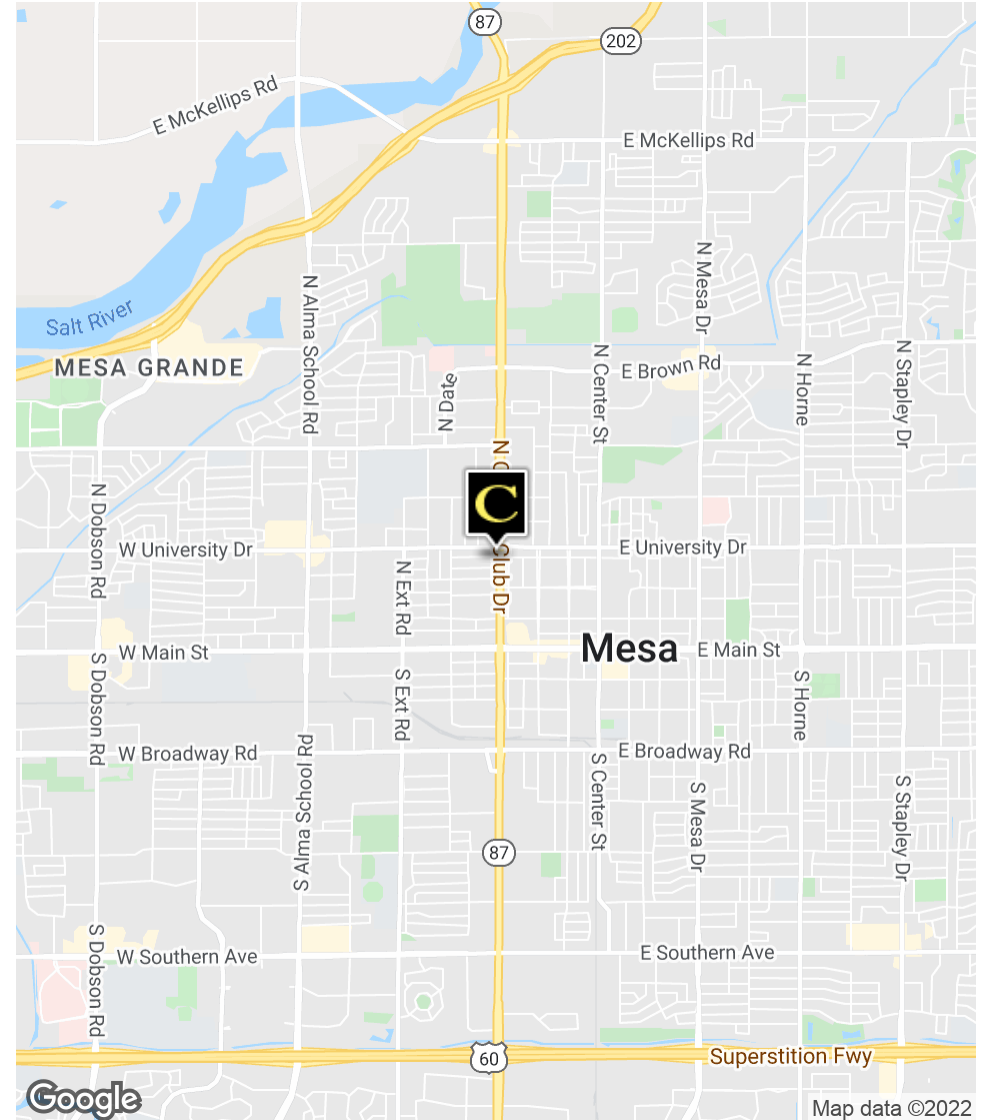
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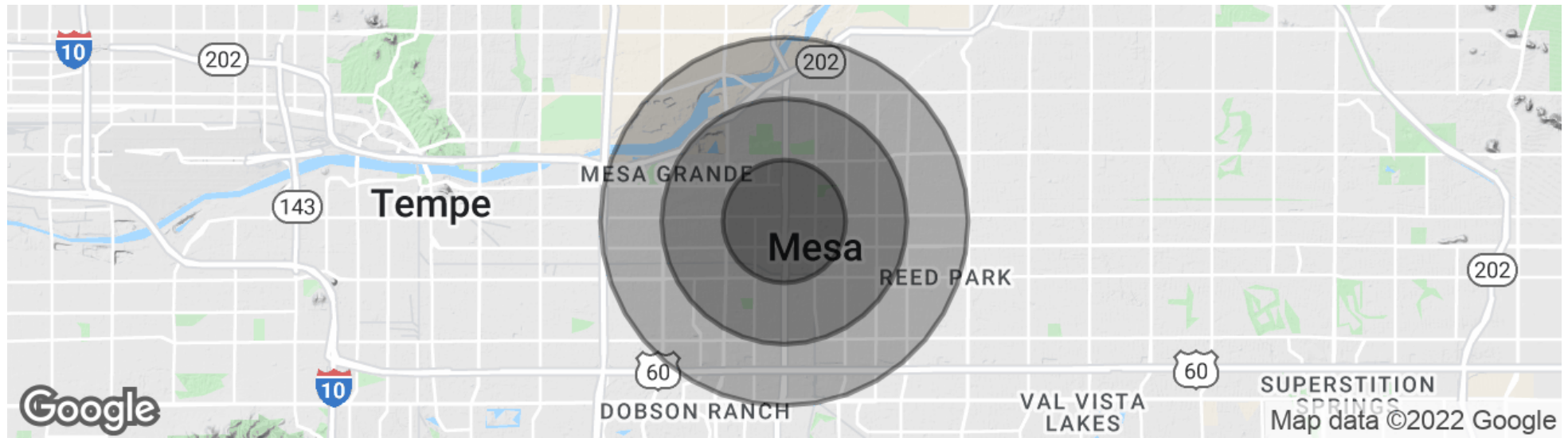
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POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

1 MILE

18,078

30.7

28.9

33.6

2 MILES

76,310

29.6

29.2

30.4

3 MILES

149,324

29.5

29.0

30.2

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

6,422

2.8

\$47,657

\$167,063

2 MILES

27,022

2.8

\$48,448

\$158,764

3 MILES

54,688

2.7

\$48,089

\$160,121

* Demographic data derived from 2010 US Census