

# 2158 - 2174 E. Apache Blvd, Tempe, AZ

## LOOP 101 & APACHE BLVD INVESTMENT OPPORTUNITY

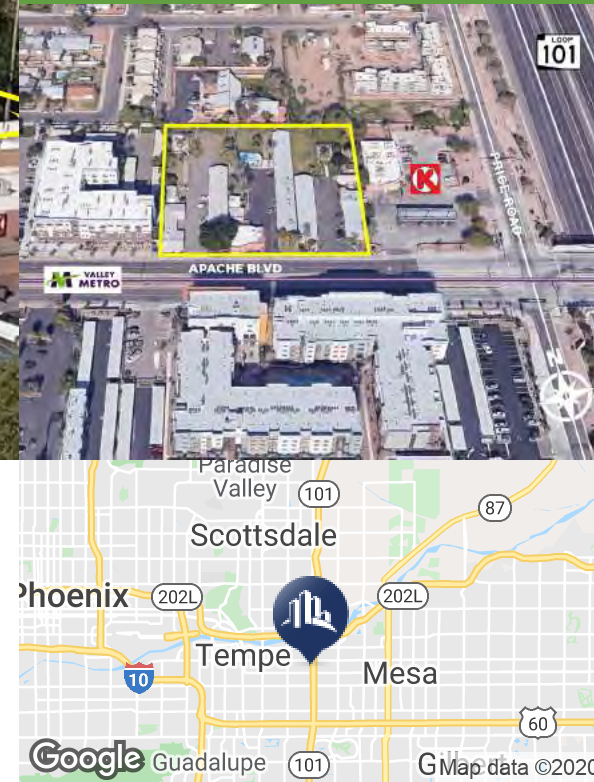
# FOR SALE

Listing Price \$4,250,000



## PROPERTY FEATURES

- 3 Parcels Totaling +/-2.11 Acres, Zoned CSS
- 3 Existing Motels Including 46 Rooms, 2 Houses and 2 Office Spaces
- 314' of Frontage on Apache Blvd
- 1/4 Mile West of the Price/Apache Light Rail Station
- Easy Access to Loop 101 and Price Road
- 2 Miles from Arizona State University & Tempe Market Place
- Ideally Positioned for +/-65 Unit Multifamily Project
- +/- \$400,000 Annual Existing Gross Income from 3 Motels
- Possible Seller-Financing or JV Opportunity



[www.SperryCGA.com](http://www.SperryCGA.com)

**Neil Sherman, CCIM**

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CalDRE #01840622

Each office independently owned and operated.

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For planning assistance please contact the City of Tempe Project Assistance Team. This team serves as the single point of contact for plan review, permitting, and inspection.

<https://www.tempe.gov/government/community-development/project-assistance-team>