

## RETAIL FOR SALE

# 1302 W APACHE TRAIL

1302 W Apache Trail, Apache Junction, AZ 85120



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$499,000
<b>LOT SIZE:</b>	30,056 SF
<b>BUILDING SIZE:</b>	1,800 SF
<b>ZONING:</b>	B-2
<b>MARKET:</b>	East Valley
<b>TRAFFIC COUNT:</b>	35,000
<b>PRICE / SF:</b>	\$277.22

### PROPERTY OVERVIEW

Auto Repair and sales with a large lot

### PROPERTY HIGHLIGHTS

- Auto Repair
- Auto Sales
- Large Fenced Yard
- Three canopies with electrical
- Oil pit
- Can also buy existing equipment and business for an additional \$100,000
- Four grade level doors

**KW COMMERCIAL**  
830 S. Higley Road  
Gilbert, AZ 85296

**MELODY BRAMER**  
Agent  
O: 602.290.3643  
C: 602.290.3643  
mbramer@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**RETAIL FOR SALE**

# 1302 W APACHE TRAIL

1302 W Apache Trail, Apache Junction, AZ 85120



**KW COMMERCIAL**  
830 S. Higley Road  
Gilbert, AZ 85296

**MELODY BRAMER**  
Agent  
O: 602.290.3643  
C: 602.290.3643  
mbramer@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



**RETAIL FOR SALE**

# 1302 W APACHE TRAIL

1302 W Apache Trail, Apache Junction, AZ 85120



**KW COMMERCIAL**  
830 S. Higley Road  
Gilbert, AZ 85296

**MELODY BRAMER**  
Agent  
O: 602.290.3643  
C: 602.290.3643  
mbramer@gmail.com

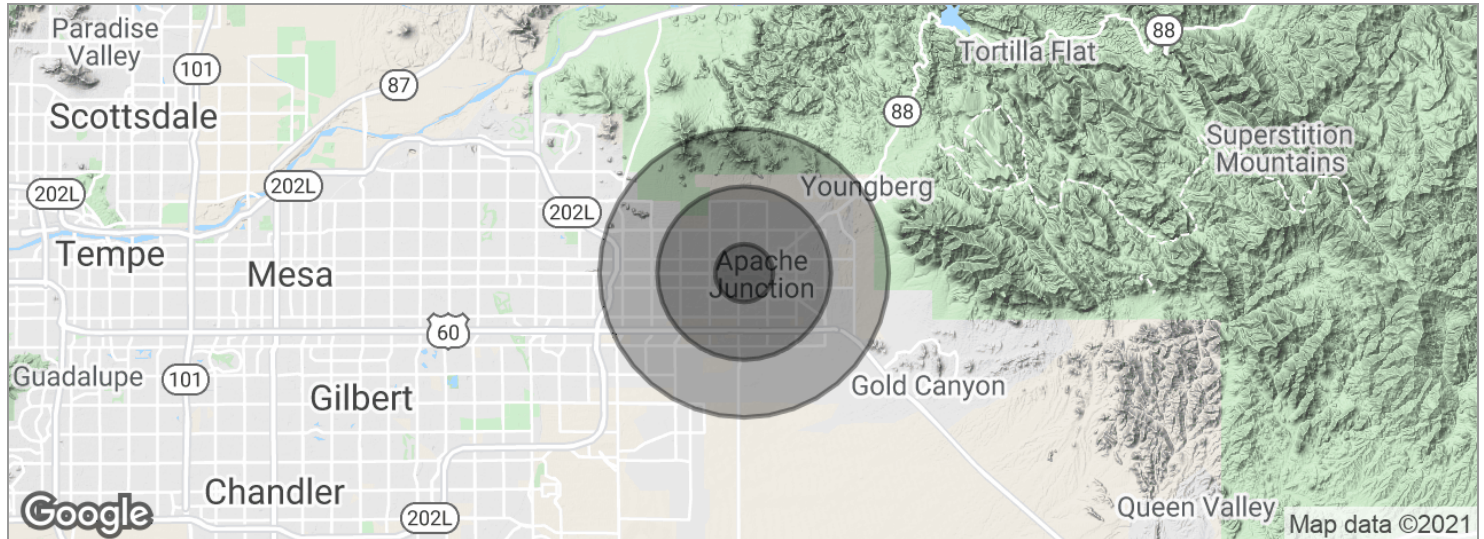
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RETAIL FOR SALE

# 1302 W APACHE TRAIL

1302 W Apache Trail, Apache Junction, AZ 85120



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,151	54,018	106,833
Median age	43.7	44.8	42.8
Median age (male)	42.1	42.5	40.9
Median age (Female)	45.3	46.6	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,197	23,188	43,463
# of persons per HH	2.2	2.3	2.5
Average HH income	\$46,489	\$52,367	\$57,934
Average house value	\$123,695	\$144,325	\$180,864

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
830 S. Higley Road  
Gilbert, AZ 85296

**MELODY BRAMER**  
Agent  
O: 602.290.3643  
C: 602.290.3643  
mbramer@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)