



- ❑ **Location:** E of NEC Apache Blvd. and McClintock Drive, Tempe, Arizona.
- ❑ **APN:** 132-66-055B
- ❑ **Lot Size:** 24,075 Square Feet
- ❑ **Zoning:** CSS – Community Shopping & Service (City of Tempe)
- ❑ **Building Sizes:**
  - +/- 3,020 sf – Tempe Tavern
  - +/- 1,764 sf – Vacant Book Store
- ❑ **Parking:** 25 Parking Spaces, 2 Handicap
- ❑ **Taxes:** \$10,534.94 (2023)
- ❑ **Price:** - \$1,350,000 or \$282/SF
- ❑ **Comments:** The property is located on Apache Blvd. with light rail frontage with close proximity to ASU. Tempe Tavern is paying \$3,487 per month on a NNN lease (Lease expires 6-30-2025). Book store is currently vacant. Rare opportunity in the area. Seller is selling the property “AS IS.” City will support retail uses and possible redevelopment to multifamily with neighboring parcels.

**EXCLUSIVELY LISTED**













