

1810 East Apache Blvd. & 1812 East Apache Blvd

Tempe, Arizona



- 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

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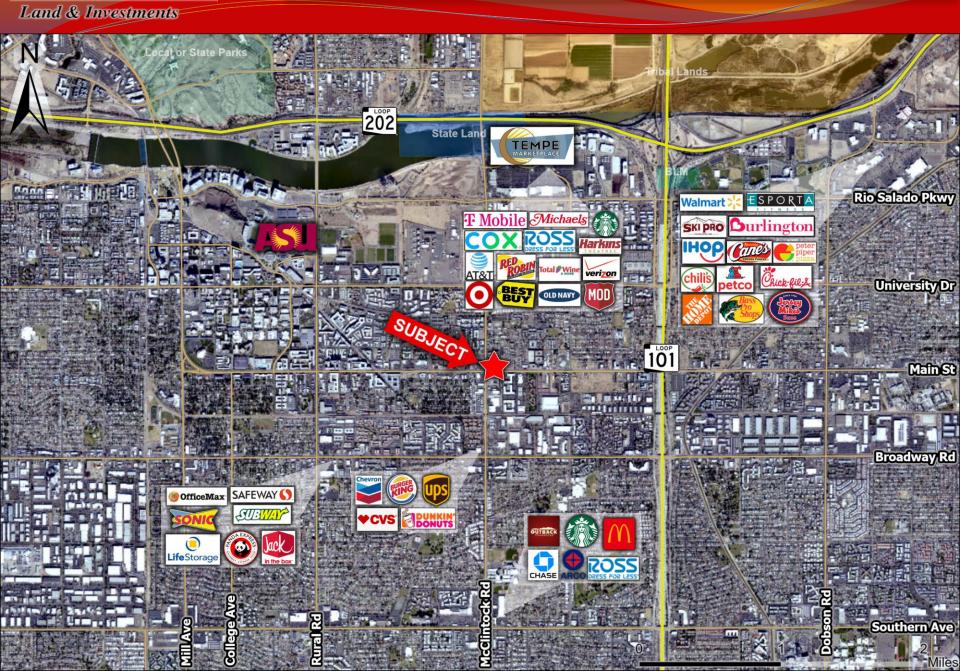
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Tempe Tavern









Building Site Plan Layout

