

2 ACRES – INCOME PROPERTY CHANDLER, ARIZONA



- ❑ **Location:** Northwest corner of Chandler Blvd and Hamilton Rd in Chandler, Arizona.
- ❑ **Size:** +/- 1.95 Acres (85,053 SF)
- ❑ **APN:** 302-63-022, 302-63-024
- ❑ **Zoning:** C-3, City of Chandler
- ❑ **Price:** \$495,000 (\$5.82/SF)
- ❑ **Comments:**
 - Currently Balo's Tires leases the corner and would prefer to stay if possible. They pay rent monthly. The house on the site is 1458 sq. ft and is in need of repair. Balos operates out of an 1888 sq. ft building on the corner. There is an environmental issue on the site that the state is cleaning up.

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Detroit St

Hamilton St

Chandler Blvd

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