

### 2 ACRES – INCOME PROPERTY

Land & Investments

#### 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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Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515 www.insightland.com All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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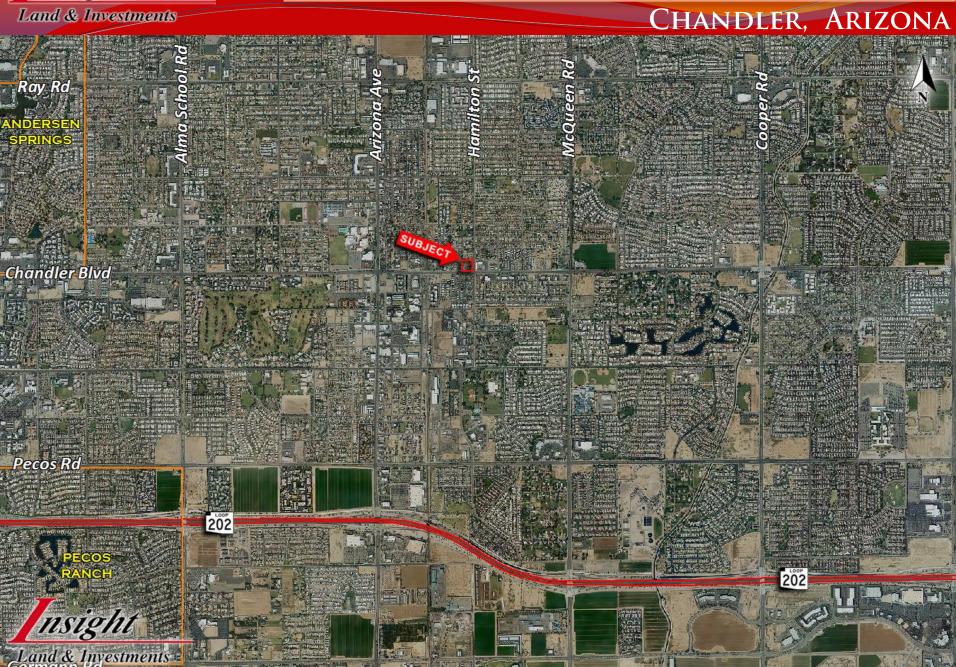


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