

Office Space for Sale

| 422 W Ivyglen St, Mesa, AZ 85201



WATCH FULL VIDEO
OF PROPERTY



\$750,000
SALE PRICE

PROPERTY FEATURES

422 W IVYGLEN ST
MESA, AZ 85201

The Offering

This property offers convenient access to the Loop 202, for excellent access for all types of buyers or users. Located within Mesa's established healthcare and professional services district, the building provides market stability with growth potential in Arizona's third-largest city.

Overview



SALE PRICE

\$750,000

\$213.79/SF



BUILDING SIZE

3,508 SF



YEAR BUILT

1996



ZONING

LC



RECENTLY
RENOVATED

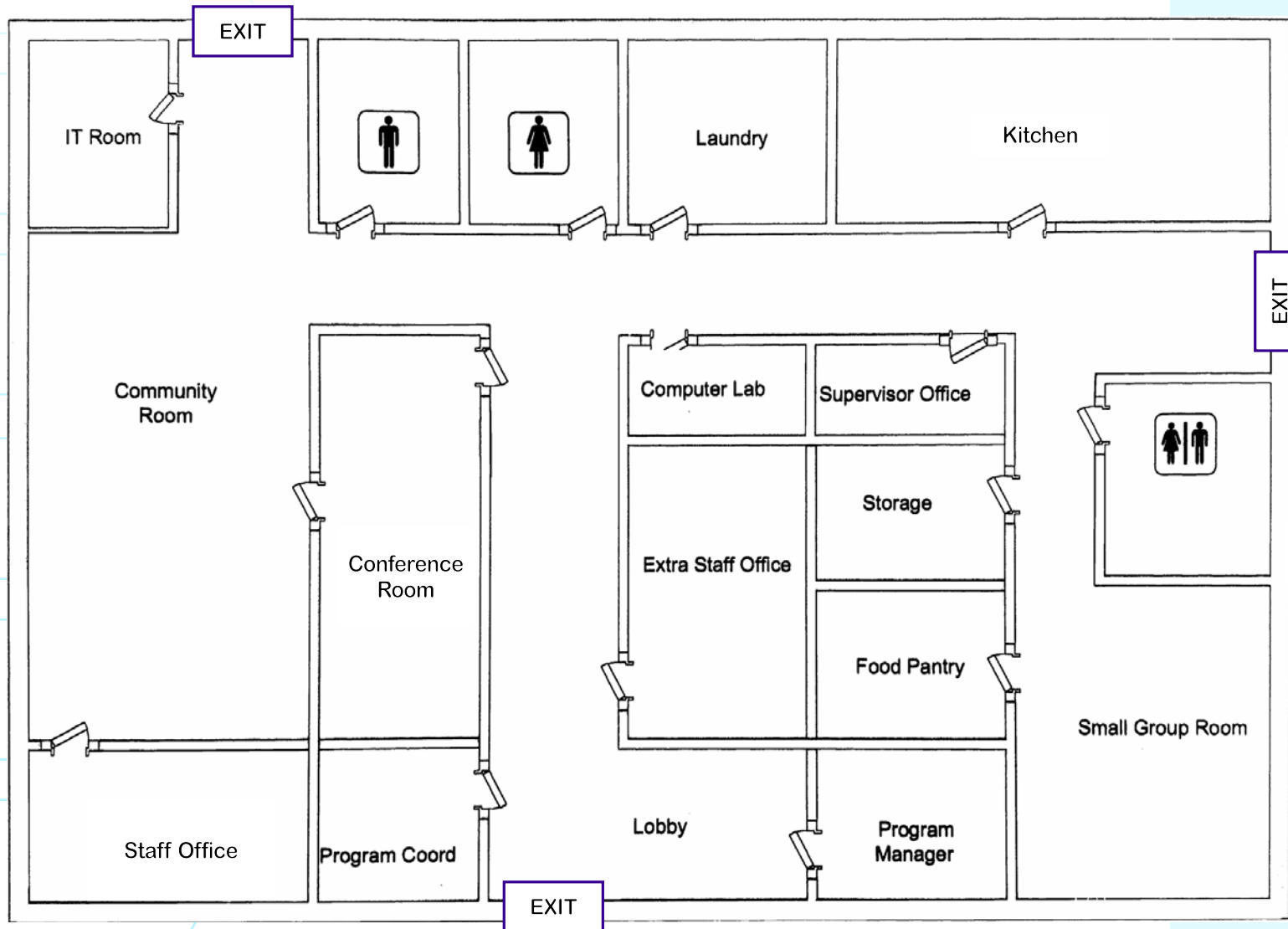


FULLY BUILT-OUT
OFFICE SPACE



FLOOR PLAN

422 W IVYGLEN ST
MESA, AZ 85201



PARCEL NUMBER
135-11-007E



LOT SIZE
.42 AC



PARKING
14 Spaces



POTENTIAL USES

422 W IVYGLEN ST
MESA, AZ 85201

LC (Limited Commercial) Zoning

LC zoning in Mesa is designed for limited commercial uses that are compatible with surrounding residential areas. This zoning classification creates a compelling opportunity by providing versatility for various commercial tenants while maintaining compatibility with the surrounding community. This zoning classification typically allows for:



Professional Offices

Medical, Dental, Legal, and other Professional Services



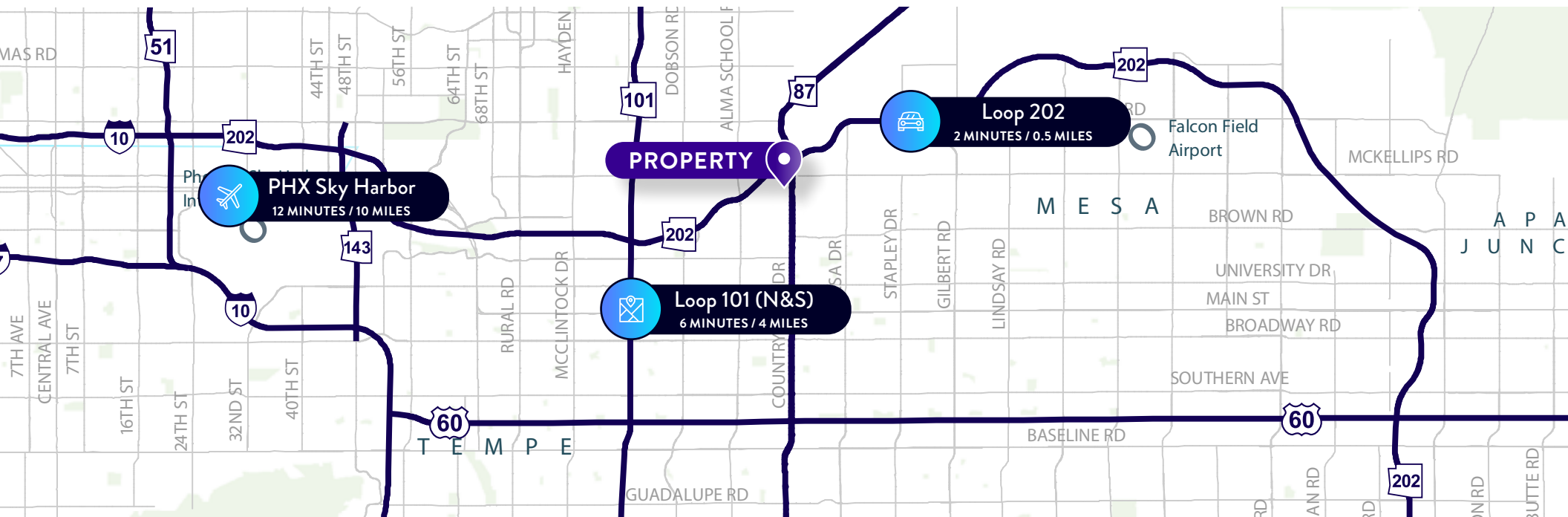
Personal Services

Salons, Dry Cleaning, Small Retail Services



Business Support

Real Estate Offices, Insurance Agencies, & Similar Low-Impact Commercial Uses



LOCATION OVERVIEW

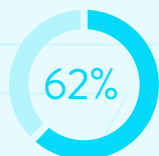
422 W IVYGLEN ST
MESA, AZ 85201

NEIGHBORHOOD

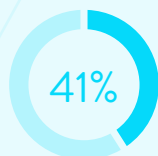
Located in Mesa's established healthcare corridor, 422 W Ivyglen Street sits within a thriving medical district serving the growing East Valley community. The property benefits from proximity to major healthcare institutions and provides convenient access to the Red Mountain Freeway (Loop 202) for both patients and medical professionals.

DEMOGRAPHICS

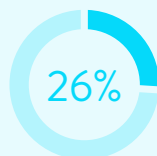
	3 MILES	5 MILES	10 MILES
Population	94,384	294,234	1.05 M
Households	36,116	116,953	434,327
Avg HH Income	\$95,032	\$98,327	\$123,272
Total Businesses	4,205	14,084	62,555
Total Employees	33,912	108,282	534,287



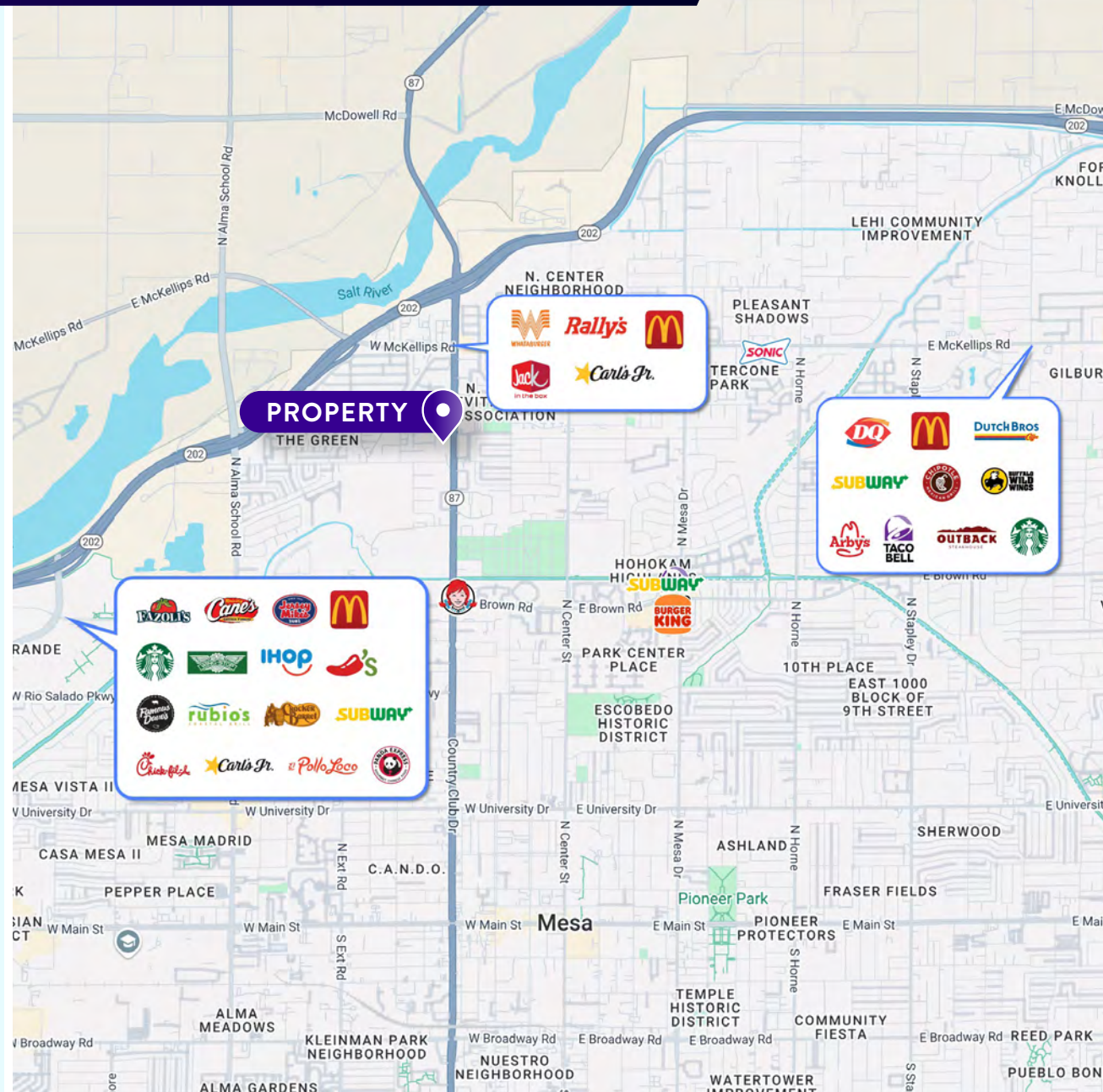
Workforce in
Office Jobs



Associates Degree
or Higher



Households Earn
100K +



Contact

BRIAN URETZKY

617.308.0458

buretzky@keyser.com

JORDAN SIEK

206.291.3845

jsiek@keyser.com



Thank You

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