



6655455	Comm/Industry Sale	Active
Ttl Apx SqFt Bldg: 11,418 Ttl Apx SqFt Land: 10,193 # of Buildings: 1 Total Parking Spcs: 20 Covered Parking Spcs: 0 Uncvrd Parking Spcs: 20 Year Built: 1987 Zoning: LC		Subdivision: FINDLEY ACRES Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Volts/Amps: Type of Property: Hun Block: Map Code/Grid: Census Tract: 421,102

**Cross Streets:** Country Club Dr / University Dr, Mesa AZ **Directions:** Head north on Country Club Dr from University Dr in Mesa, Arizona. Look for 736 N. Country Club Dr, Mesa, AZ, on the west side of Country Club, about ½ mile north, just south of the AutoZone.

**Public Remarks:** ONLINE AUCTION - \$200,000 STARTING BID! 736 N. Country Club Dr, Mesa, AZ 85201 is a commercial office building that was recently damaged by fire and is now ordered sold at public auction. This 11,418 SF block building was constructed in 1987. It is situated on 0.89 acres with high visibility and frontage along Country Club Dr in Mesa, AZ. This is an excellent opportunity to repair and renovate this two-story commercial building. Or, consider the land as a suitable site for a redevelopment project such as medical offices or multifamily residential. Located between the 202 freeway and the US 60 and less than a mile from the light rail in Mesa. Don't miss the opportunity to bid and buy only at auction!

Features	Financial Info	Construction & Utilities	County, Tax and Financing
<b>Building Type:</b> Commercial; Office <b>Stories:</b> 2 Stories <b>Interior:</b> Unfinished <b>Parking:</b> Paved Parking <b>Loading Facilities:</b> None <b>Ceiling Height:</b> 8.1 Feet to 10 Feet <b>Freeway/Highway:</b> 2.1 - 5 Miles <b>Current Use:</b> Office	<b>Gross Annual Sch Inc:</b> \$0 <b>Adjusted Gross Inc:</b> \$0 <b>Other Income:</b> \$0 <b>Operating Exp:</b> \$12,592 <b>Net Operating Income:</b> \$0 <b>Annual Ownr Asoc Fee:</b> \$0 <b>% Vacancy Allowance:</b> 0 <b>Owner Association:</b> No <b>Source of Fincl Data:</b> Provided by Owner	<b>Construction:</b> Block; Stucco <b>Roofing:</b> Built-Up <b>Floors:</b> Carpet <b>Fencing:</b> Block <b>Heating:</b> Electric <b>Cooling:</b> Central A/C <b>Gas:</b> None <b>Electric:</b> SRP <b>Water:</b> City Franchise <b>Sewer:</b> Sewer - Public <b>Environmental:</b> None	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> FINDLEY ACRES MCR 17/26 PT LOT 1 S 100F N 390F EX E 22F <b>AN:</b> 135-24-043 <b>Lot Number:</b> 1 <b>Town-Range-Section:</b> 1N-5E-16 <b>Cty Bk&amp;Pg:</b> <b>Taxes/Yr:</b> \$12,592/2023 <b>Ownership:</b> Fee Simple <b>Total Owed:</b> 0 <b>Equity:</b> \$200,000 <b>Owner Wants:</b> Cash Only; Owner May Carry <b>Reports/Disclosures:</b> Seller Prop Disc Stm <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 02/14/2024; Minimum Bid Price: 200,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 11 / 21 <b>List Date:</b> 01/15/2024 <b>Expire Date:</b> 06/30/2024 <b>Status Change Date:</b> 01/25/2024	<b>Original List Price:</b> \$200,000 <b>List Price:</b> \$200,000	<b>SA:</b> N <b>BB:</b> Y / 2.5% <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b>

**Private Remarks:** Visit AZCommercialAuction.com for property info and the Online Auction link for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as a Buyer Agent for your buyer client (see DOCUMENTS). Online bidding ends Wednesday, February 14, 2024 at 1:00 PM (AZ Time). Co-listing brokers are Stewart Larsen/The Larsen Company Real Estate and Auction (480-844-1221, slarsen@thelarsencompany.com) and John Payne/United Country Real Estate - Arizona Property & Auction (480-422-6800, john@unitedcountryaz.com).

**Semi-Private Remarks:** See DOCUMENTS for auction terms, maps and additional information. Property tours are by appointment. Contact Stewart Larsen (480-861-2530) to schedule a showing.

**Office Remarks:**

Showing Instructions{{/PRIVATE}}	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> Yes <b>Primary Showing Contact:</b> Co-Listing Agent <b>Showing Service:</b> No Showing Service Used <b>Showing Notification Methods:</b> Showing Service: No Showing Service Used; Text; Email; Phone Call		<b>Lockbox Type:</b> Mech-box / Combo <b>Sign on Property:</b> Yes

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L. Payne jp254 BR527355000	United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000	480-422-6800	480-422-6800	john@UnitedCountryAZ.com	480-422-6800	480-422-6800
			480-861-2530				

*customers or clients in any manner whatsoever.*

DMCA

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736 N. Country Club Dr, Mesa, AZ 85201

Suites Map



736 N. Country Club Dr, Mesa, AZ 85201

site image (736 N CC, Mesa)



736 N. Country Club Dr, Mesa, AZ 85201

site map (736 N CC, Mesa)



736 N. Country Club Dr, Mesa, AZ 85201

Aerial Map



736 N. Country Club Dr, Mesa, AZ 85201



**Mesa Zoning Map (736 N. Country Club Dr,**

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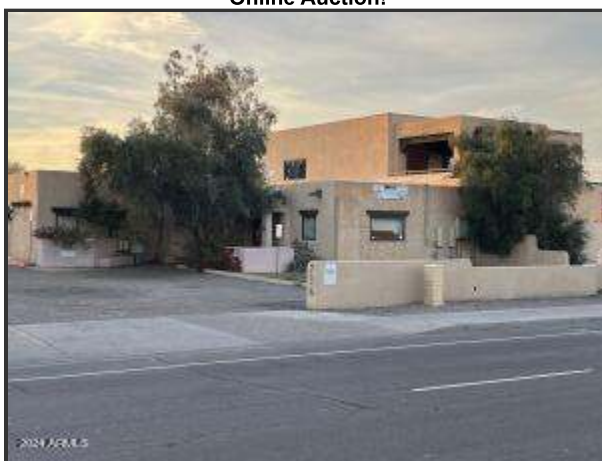
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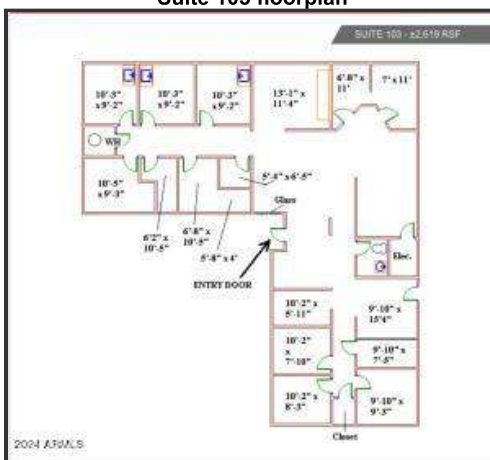
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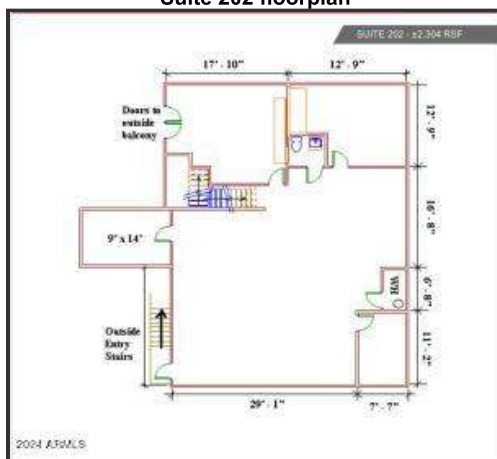
736 N. Country Club Dr, Mesa, AZ 85201

### Suite 103 floorplan



736 N. Country Club Dr, Mesa, AZ 85201

### Suite 202 floorplan



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