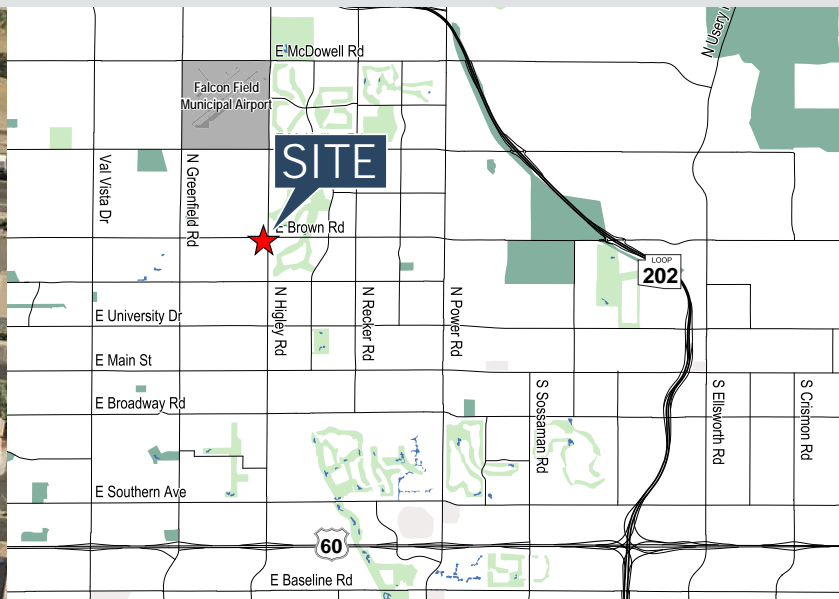
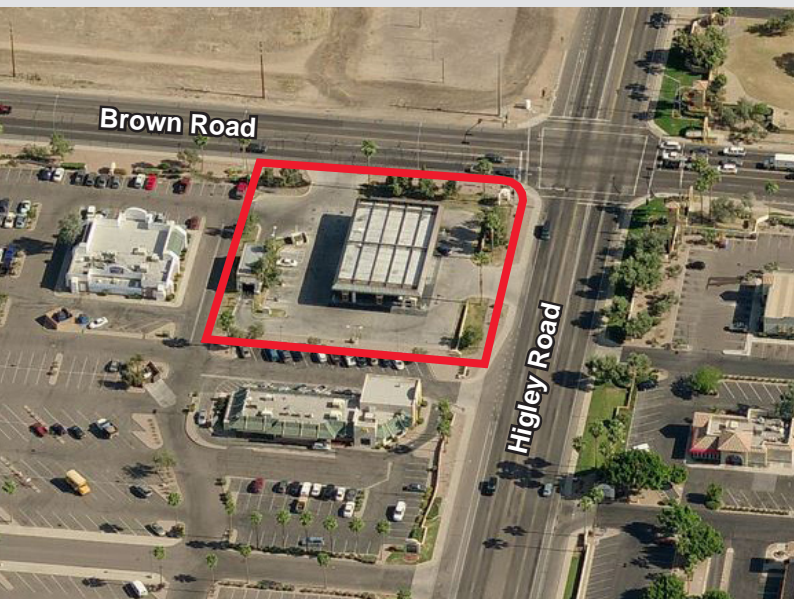


For Sale | \$1,410,000

40,859 SF SHELL Gas Station



1166 N. Higley Road, Mesa, AZ 85205
SWC Higley Road & Brown Road



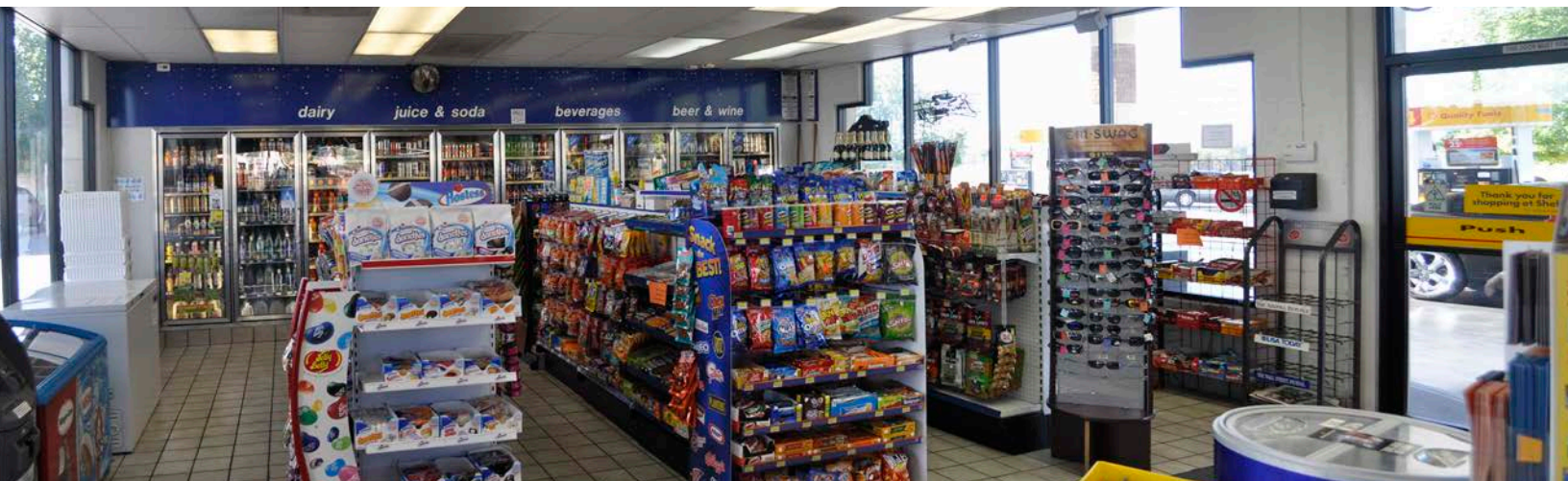
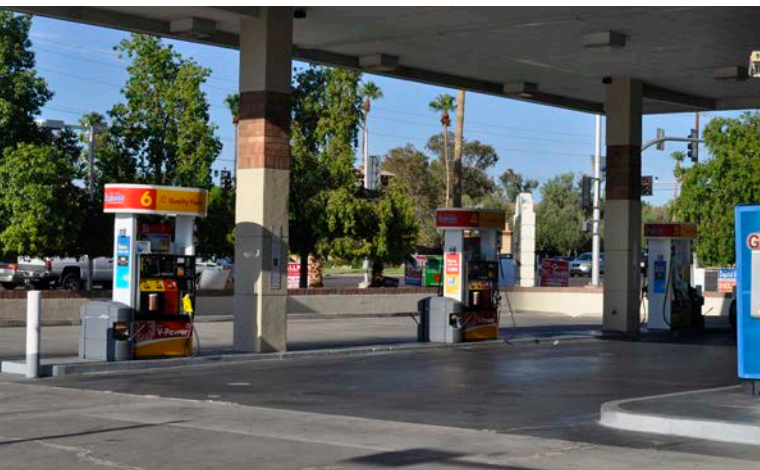
Adam Geiger
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FOR SALE | 40,859 SF SHELL Gas Station

1166 N. Higley Road, Mesa, AZ 85205
SWC Higley Road & Brown Road



Sale Price \$1,410,000

Property Highlights

- Gas station with C-store & car wash
- Excellent visibility along Higley & Brown Rd
- Right-in/Right-out accessibility
- Significant nearby retailers
- 6 double-sided MPD's (12 positions)
- 3 underground tanks
(1-12,000 gal, 2-20,000 gal)
- 7,980 SF canopy area over fueling islands
- Advance appointment required to tour property

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