



**MHG Commercial**

*The Dark Horse of commercial real estate*

1702 E McNair Drive

Tempe, AZ 85283 | United States

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# Multi-Tenant Retail Center

**Four Potential Suites - Series 6 Liquor License Included**

200 E Frontier St, Eloy, AZ 85131

110 N Stuart Blvd, Eloy, AZ 85131

112 N Stuart Blvd, Eloy, AZ 85131



*Reposition. Lease. Cash Flow. Grow.*



**Aaron Dutcher**

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**\$995,000**

## PROPERTY HIGHLIGHTS

Listed at	<b>\$995,000</b>
Liquor License	Series 6 (included)
Size	±10,070 SF
Lot Size	±20,663 SF
Year Built	1939
Zoning	GR (General Rural)
Parcels	405-03-294 405-03-295 405-03-296

## PROPERTY DESCRIPTION

Located just off Interstate 10 in the heart of Eloy, this ±10,070 SF commercial property offers investors and owner-users an opportunity to reposition an existing hospitality building into a four-suite neighborhood retail center with significant upside.

The existing layout naturally lends itself to multiple tenant spaces with individual entrances, allowing for a mix of restaurant, retail, office, service, entertainment, or boutique users.

Included in the sale is an Arizona Series 6 Liquor License, providing additional value and flexibility for an owner-user or restaurant tenant while preserving a difficult-to-obtain asset.

With three parcels, abundant parking, excellent visibility, and freeway proximity, the property offers an attractive repositioning opportunity in one of Central Arizona's fastest-growing corridors.



Four Potential Retail Suites  
Three Contiguous Parcels  
Excellent Corner Visibility  
Immediate I-10 Access  
Ample Off-Street Parking  
Individual Entrances  
Series 6 Liquor License Included  
Existing Commercial Kitchen Infrastructure  
Flexible Floorplan  
Owner-User or Investment Opportunity  
Value-Add Leasing Potential



# MULTIPLE REVENUE STREAMS. ONE ASSET.

Unlike many standalone restaurant properties, this building offers the ability to create multiple income-producing suites from one acquisition.

Potential tenant mix includes:

- Coffee Shop
- Restaurant
- Brewery or Taproom
- Boutique Retail
- Fitness Studio
- Medical Office
- Insurance Office
- Salon
- Barber Shop
- Tattoo Studio
- Event Rental Space
- Professional Office
- Local Service Businesses

The flexibility allows investors to diversify tenant risk while increasing overall property value through stabilized occupancy.

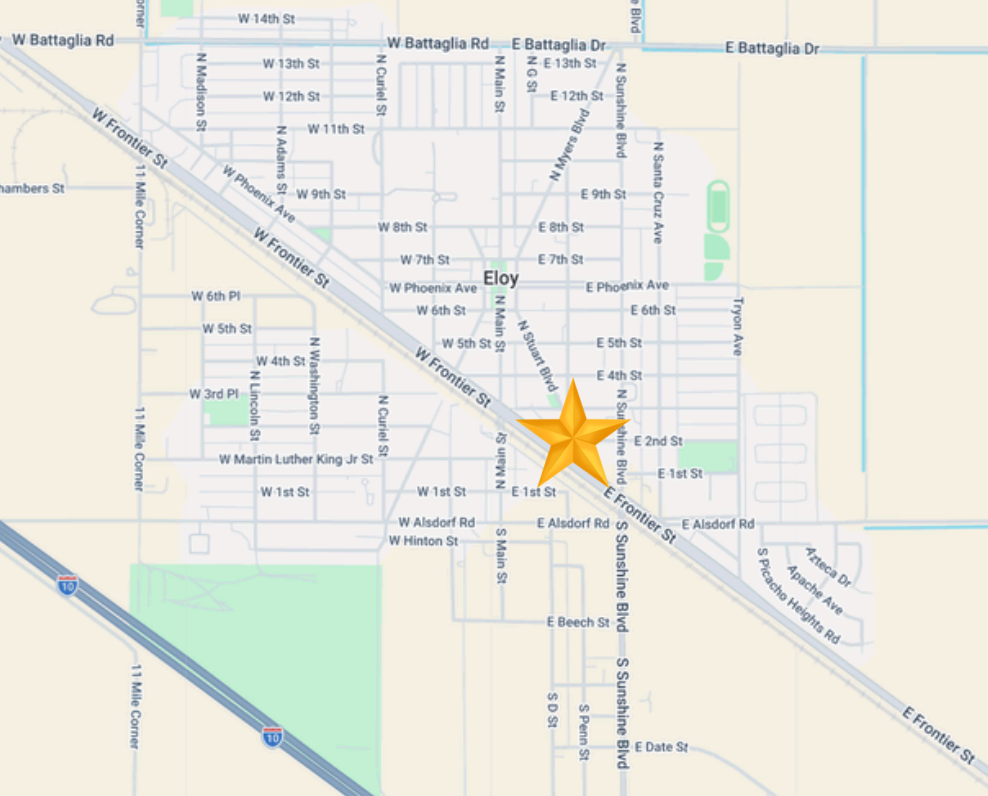
## REPOSITIONING CREATES VALUE

The building's existing improvements significantly reduce redevelopment costs.

Current infrastructure includes:

- Commercial kitchen
- Bar infrastructure
- Existing restrooms
- Existing HVAC
- Existing utilities
- Existing parking
- Multiple entrances

Minimal structural modifications could transform the property into a vibrant neighborhood retail center serving Eloy's expanding population and the growing I-10 corridor.



## FREEWAY-ADJACENT ACCESSIBILITY

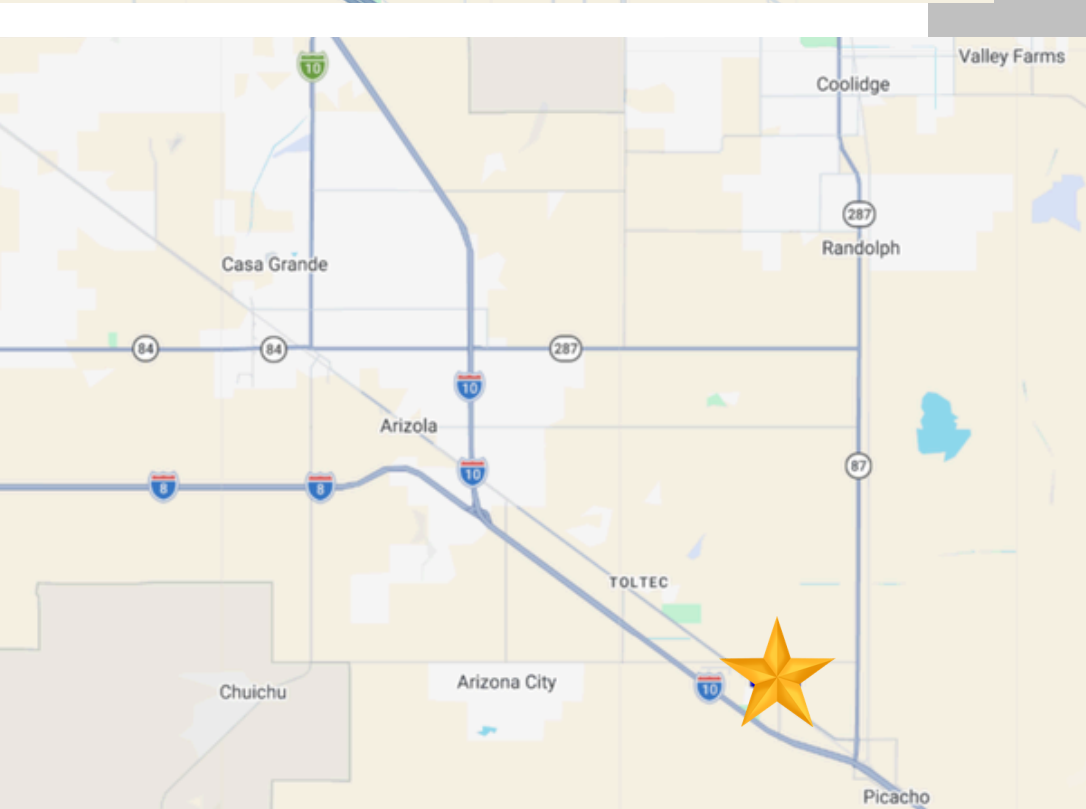
The property's location near Interstate 10 provides exposure to thousands of daily commuters while serving the surrounding residential community and expanding employment base. As the corridor continues to mature, neighborhood retail demand is expected to increase alongside residential and industrial growth.

## AMPLE OFF-STREET PARKING

- The multi-parcel layout allows for abundant off-street parking, a critical advantage for:
- High-capacity events
- Alcohol-serving venues
- Live music and evening operations

## TURNKEY INFRASTRUCTURE

- Fully built-out kitchen, bar, and event space
- Sale includes all FF&E, inventory, and materials on site
- Prior ownership investment of \$100,000+ significantly reduces startup costs



# OCCUPY ONE SUITE. LEASE THE REST.

This property presents an ideal opportunity for an owner-user seeking to offset occupancy costs through rental income. Possible strategies include:

- Operate your own restaurant or business while collecting rent from neighboring tenants.
- Occupy approximately 25% of the building while leasing the remaining suites.
- Create passive income while building long-term equity.
- Expand into adjacent suites as your business grows.





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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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