Former Wells Fargo Building in Downtown Nogales, AZ





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PROPERTY DETAILS

Availability	2,500-5,178 SF
Lease Rate	Contact Agent
NNN Rate	To be Determined
Sales Price	\$1,025,000
Lot Size	0.25 AC (10,890 SF)
Tax Parcel No.	101-43-075
Year Built	1963
Zoning	General Commercial (City of Nogales)
Address	115 North Grand Avenue, Nogales AZ 85621

HIGHLIGHTS

- Iconic downtown location just steps away from the DeConcini Port of Entry
- · High vehicle and pedestrian traffic
- Drive-thru capability
- Great visibility

TRAFFIC COUNTS

Grand Ave	16,945 VPD (2020)
Crawford St	2,816 VPD (2022)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	6,304	\$57,725	2,077
3 Miles	14,953	\$60,592	12,954
5 Miles	20,862	\$70,886	16,061

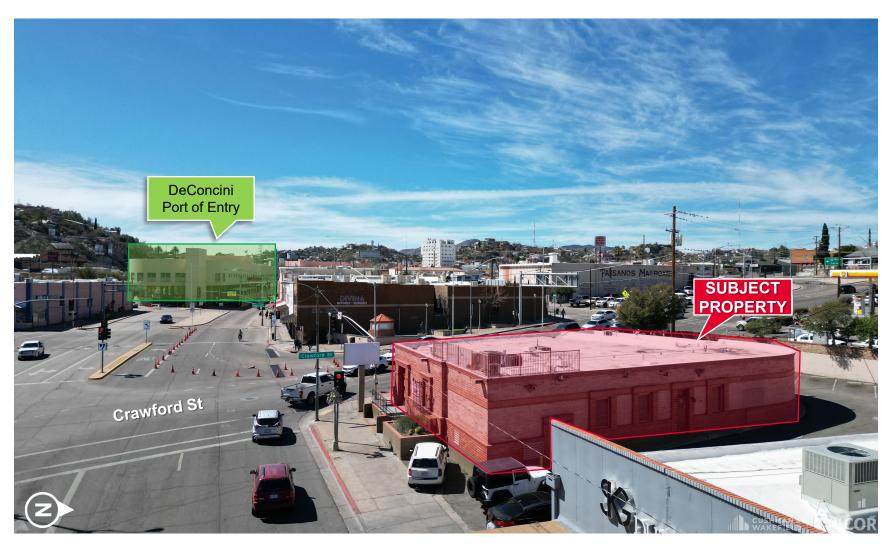
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AERIAL



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