

Multi-tenant strip center for sale Priced at \$850,000



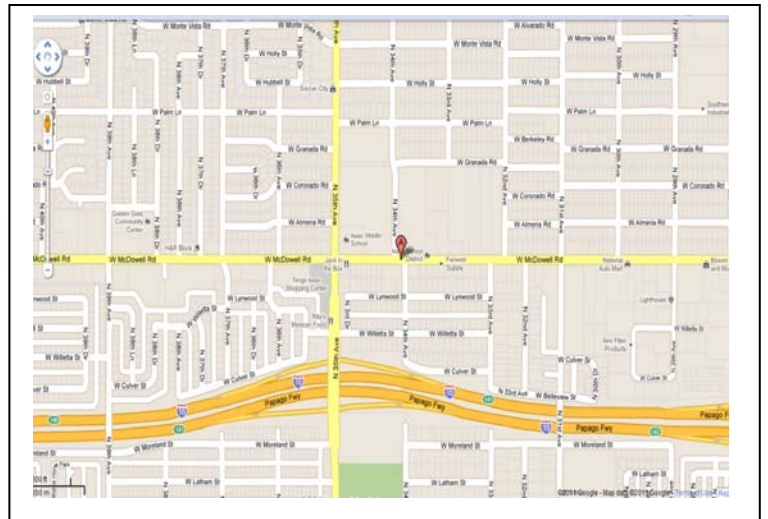
W McDowell, Phoenix, AZ 85009

Premises

- 10,000 sq ft block building
- Built in 1987

Features

- Divisible to 8 suites, currently leases by 4 tenants
- Over 240' of McDowell frontage
- Onsite and rear parking.



Terms

- Cash sale.



Contact

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Property Summary

Address: W McDowell, Phoenix, AZ 85009

Offering Type: Multi-tenant commercial building.

Purchase Price: \$850,000.00 or \$85.00 per sq ft.

Building: 10,000 sq ft. Building is block. Consists of 7 overhead doors in rear. Built in 1987

Parking spaces: Unassigned. Approximately 18 space parking + rear parking .

Lot Size: 241' (wide) x 140' (deep) = 37,750 Sq ft or .77 Acre

Terms: Cash

Zoning: Zoned C3 (Commercial - General Commercial). see link for zoning usage(chapter 6)

<http://library.municode.com/index.aspx?clientId=13534&stateId=3&stateName=Arizona&customBanner=13534.jpg&imageclass=L&cl=13534.txt>

Tenant	GLA (Sq Ft)	% of Total	Lease Start	Lease Expiration	Lease Type	Rent/S.F.	Annual Rent \$	Comments
Lee's \$1 Mart	5000	50.00%	1996	2/28/2014	Mod Gross	\$ 9.19	\$45,947	Rents goes to \$3905 on March 2011
TV Service	1250	12.50%	4/1/10	3/31/2013	Mod Gross	\$ 13.44	\$16,800	
Appliances	1250	12.50%	2/1/10		Mod Gross	\$ 12.48	\$15,600	
Ace muffler & Auto repair	2500	25.00%	7/2009	Expired	Mod Gross	\$ 11.52	\$28,800	In process of signing 3 year lease
Total	10,000	100.00%				\$10.71	\$107,147	

Financials

Price \$850,000
Square Feet: 10,000

	2010	Who pays	\$/SF
INCOME:			
Gross Rents	\$ 107,147		\$ 10.71
Effective Gross Income	\$ 107,147		\$ 10.71
OPERATING EXPENSES:			
Insurance	\$ 3,239	Owner	
Real Estate Taxes	\$ 22,386	Owner	
Rental tax (city of Phoenix)	\$ 2,130	Owner	
Repairs & Misc.		Tenant	
Landscape		Tenant	
Utilities		Tenant	
Total Expenses	\$ 27,755		\$ 2.76
Net Operating Income	\$ 79,392		

Cap Rate

9.34%



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