

WOLF

REALTY, INC.



14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840
Phone: (602) 843-5200 • FAX: (602) 843-5718

100% Leased Investment / Owner-user Opportunity

12821 North Cave Creek Road
Phoenix, AZ. 85022-5862

Zoning: C-2

Parking: 15

Traffic Count: 38,000/day

2006 Construction
ADA complaint
Fully Sprinkled
Two suite Building
100% Leased
NOI : \$44,368.00
CAP Rate 7.91%
2017 Taxes: \$8243.00
APN: 166-12-028
Low maintenance xeriscape
Minimal Owner responsibilities



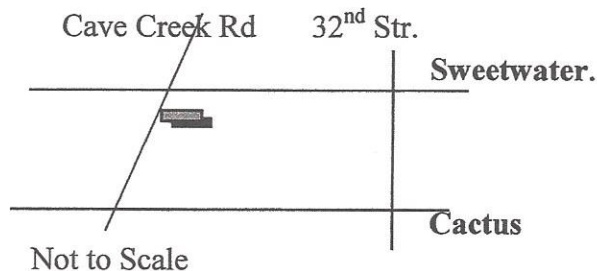
OFFER PRICE \$561,000 Only \$182.00/ sqft

Pride of ownership, well cared for, owner built, owner occupied, offering. This 3081 square foot building was constructed in 2006 with the latest energy efficient materials in mind. Seller is occupant.

Investment: Upon close of escrow Seller will execute a new 36 month lease on Suite #101, Suite # 100 is currently under lease until AP-31-2021.

Buyer user: Suite # 101 can be made available by agreement.

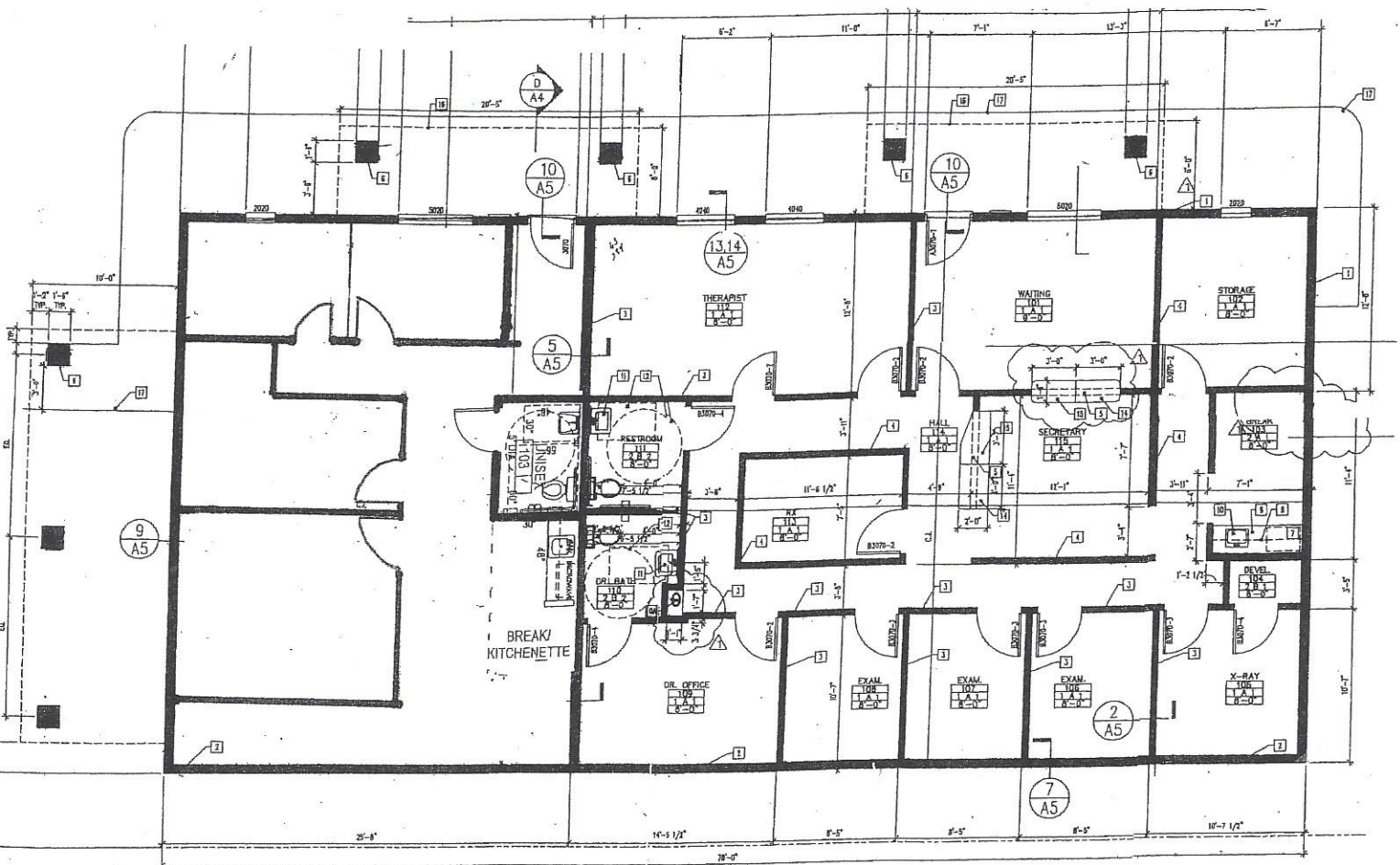
CALL FOR DETAILS.



**SCOT E. HALL
BROKER
WOLF REALTY, INC.
14021 N. 51st Avenue #114
Glendale, AZ 85306
(602) 843-5200**

Information furnished is from sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is submitted subject to errors and omissions, change in price, sale, financing and/or withdrawal without notice.

No Scale, Measurements are approximate.



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