

WOLF

REALTY, INC.



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

Peoria Industrial Park

Multi-Tenant Industrial Building for Sale

Zoning: I-1, Peoria

100% leased.

Northern Glass line

APN: 142-20-090.

New Foam roof 2015

Recently repainted

Below market rents

Priced below replacement value

NOI: \$79,155.00

Taxes \$10,614 .00 (2018)

10' x 10' Overhead doors

Low maintenance landscape

New evap. coolers 2015

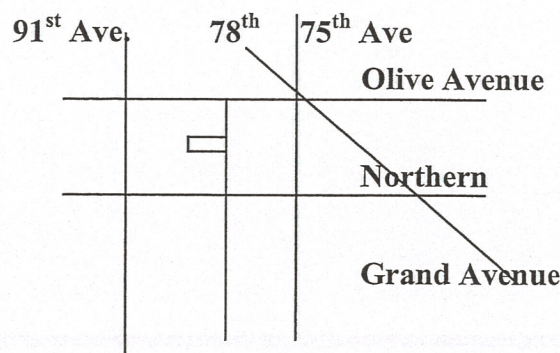
Suite size: 1500- 4500sqft

7.92% CAP on current income.

Offered at \$999,216.00 \$81.00/ sqft

Same owner last 23 years. Stable location, stable building, stable leases, solid performance. Low maintenance property, low maintenance tenants. An easy property to own.

PLEASE DO NOT DISTURB TENANTS



For details and showing call:

Scot E. Hall, Broker
Wolf Realty, Inc.
14021 N. 51st Ave.
Phoenix, AZ 85306
(602) 843-5200

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



142-20-020

142-20-089

PEORIA IN PARK 2-74

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