

DEER VALLEY PINNACLE PEAK SUBMARKET INVESTMENT OPPORTUNITY 4,704± SF

INDUSTRIAL OFFICE/WAREHOUSE CONDO

FOR SALE
\$1,150,000

Featuring
Two (2) Private Fenced Yards!!!

- Located in the Deer Valley / Pinnacle Peak Industrial Submarket
- Approximately 10± minutes to Deer Valley Airport
- Close to Norterra Shopping Center and I-17 Freeway
- Great future Owner/User potential

24825 N 16th Ave | Suites 115 & 120 | Phoenix, AZ 85085

FOR MORE INFORMATION PLEASE CONTACT:



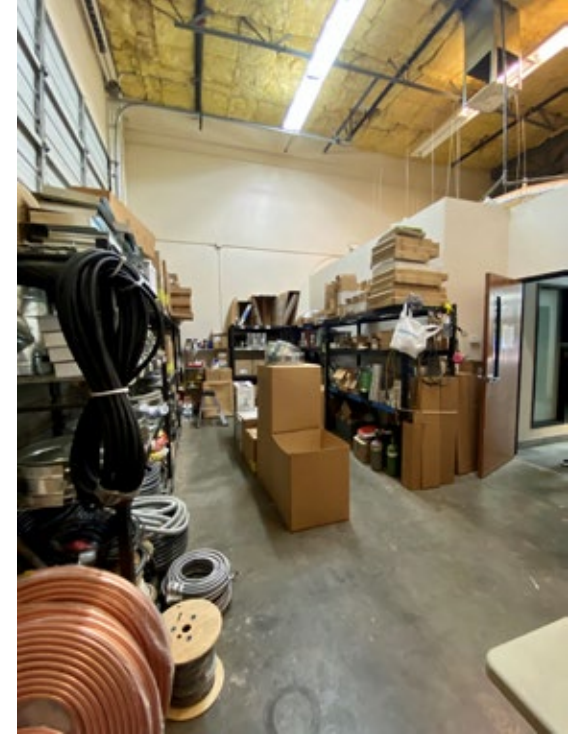
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 **SHELL**
Commercial Investment Real Estate
16410 N 91st St | Suite 112
Scottsdale, AZ 85260



Purchase Price: \$1,150,000

Size: ±4,704 sf single story office warehouse industrial condo
in one of three multi-tenant buildings in planned development,
Happy Valley Commerce Center

Suites: 115 & 120 - Two (2) units that have been configured to one
and occupied by single tenant, **Hays Heating & Cooling**. The
space can easily be configured back to two units. Each suite
individually metered.

Suite 115:

- Reception Area
- Three (3) Offices
- Single Bathroom
- Large Evaporative Cooled Warehouse
- 12'x14' rollup garage door
- Fenced Yard approximately ±28' wide by ±41' long

Suite 120:

- Reception Area
- Conference Room
- Five (5) Offices
- Two (2) Bathrooms
- Kitchen
- Filing/Storage Room
- Smaller Insulated Warehouse
- Fenced yard approximately ±28' wide by ±41' long



Lease Terms: Lease expires 5/31/23. One (1) - three (3) year option to renew

2022 NOI: \$49,918.00

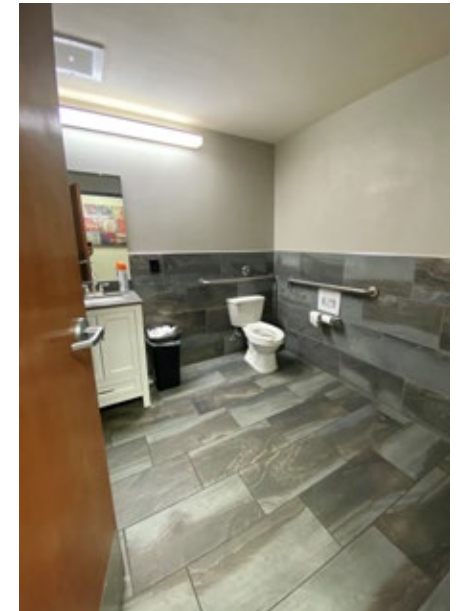
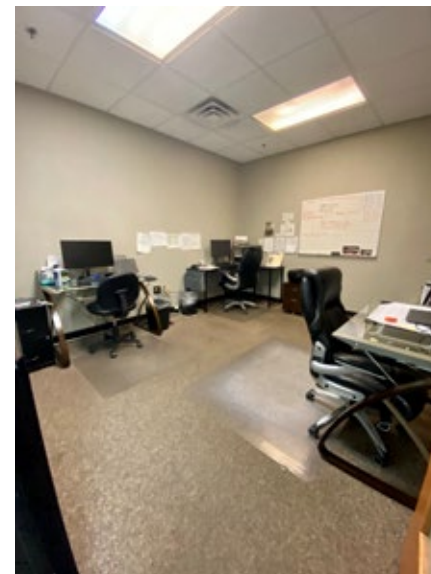
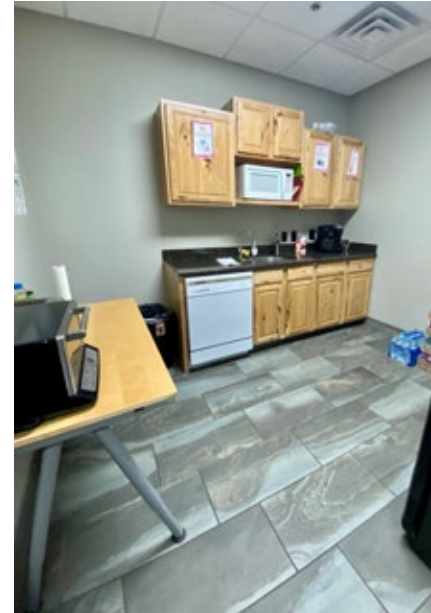
- Features:**
- Built 2004
 - Fully Sprinklered
 - Masonry Construction
 - All new HVAC and Evap Units – May 2021 with 5-year compressor warranties
 - Two (2) 12'x14' Rollup Garage Doors
 - Two (2) Private Fenced Yards
 - Common Truckwell
 - ±20' ceiling height in warehouses
 - Qwest Fiber; Cox also on property
 - Parking Lot Resurfaced 2020
 - New Exterior Paint 2021
 - Professionally Managed by VPM - \$635.04/monthly assessment

Parcel#: 210-07-053

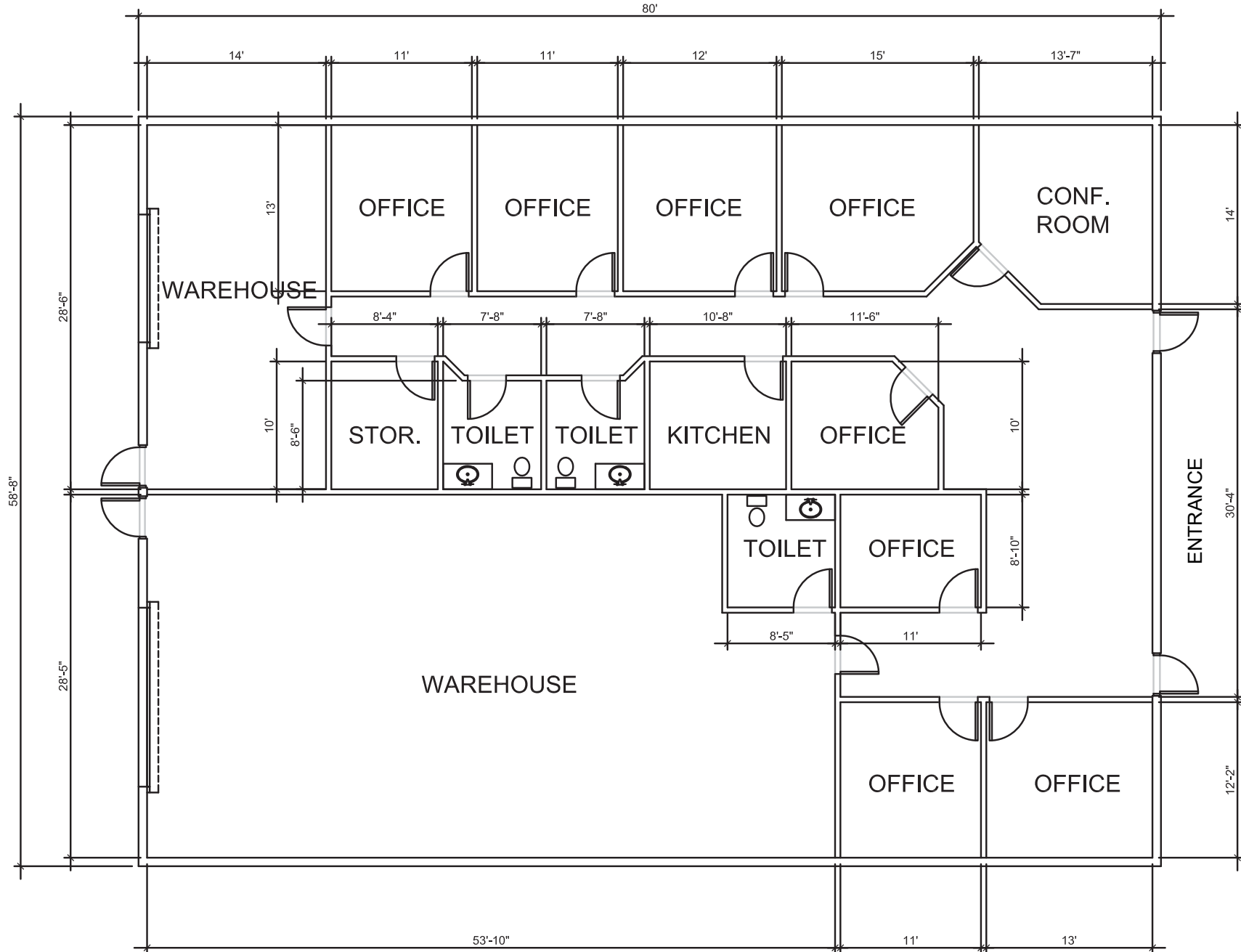
Building: ±23,520 sf Building

2021 Taxes: \$6,959.22 (\$1.48/sf)

Zoning: CP-GCP, Phoenix

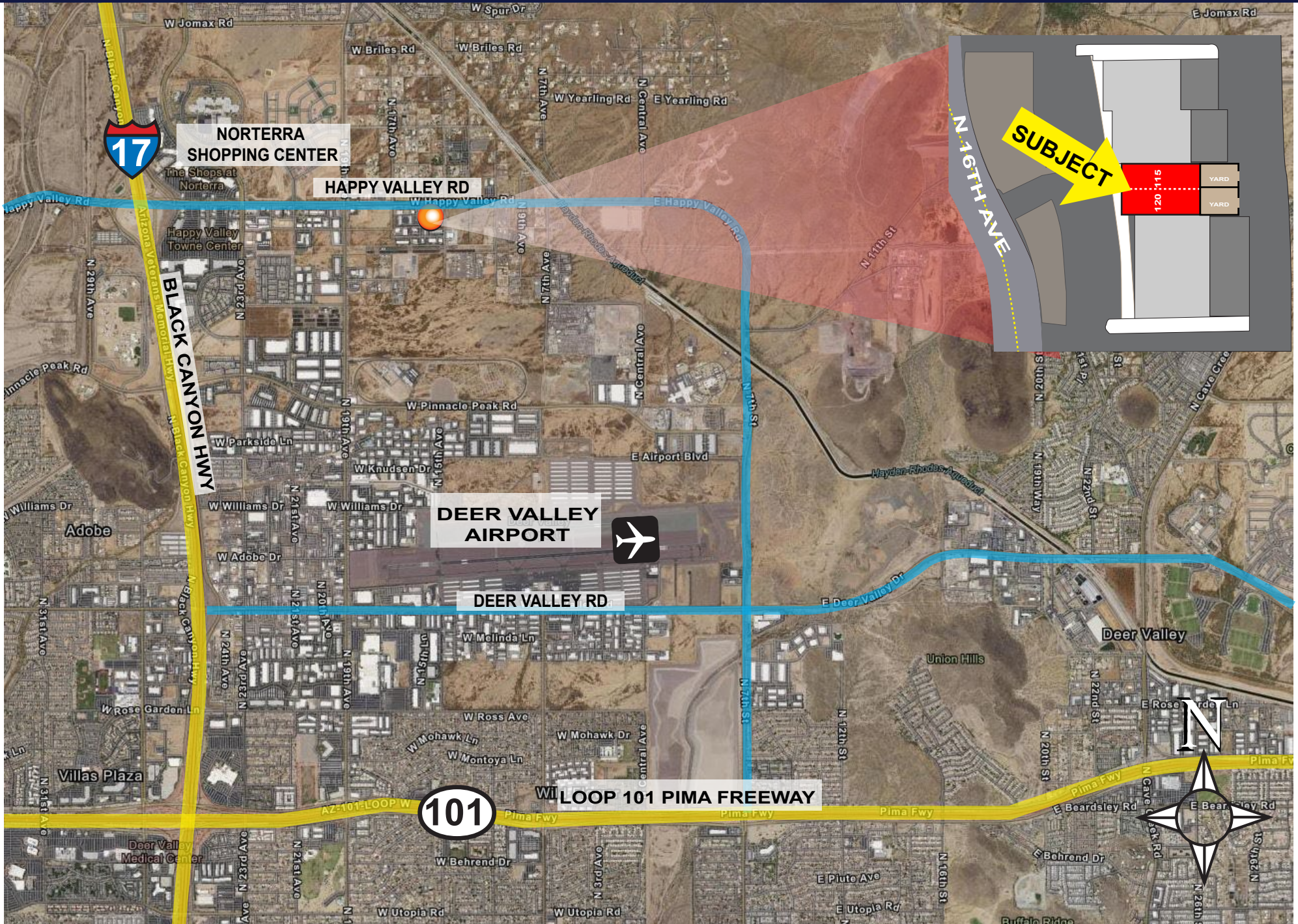


FLOOR PLAN



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