

CHANDLER SUBMARKET INVESTMENT OPPORTUNITY 8,102± SF

\$2,250,000



**PROFESSIONAL OFFICE CONDOMINIUM FOR SALE
100% LEASED!!!**

725 W Elliot Road | Building 4 | Gilbert, AZ 85233

FOR FURTHER INFORMATION PLEASE CONTACT:



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PROPERTY INFORMATION

- **Location:** 725 W Elliot Road | Building 4 | Gilbert, Arizona 85233
- **Building:** 3-Star Single-Story Medical-Zoned Office Condo
- **Location:** Located in Gilbert, Arizona, within the Chandler Submarket, boasting the highest population growth within the Phoenix Metro Area
- **Details:** Single-tenant, NNN Lease. Lease Term: New 5-year commencing Jan 1, 2022 - March 31, 2027 with 2% annual increases. Option to renew for an additional 5-year term.
- **NOI** (01/01/22 - 12/31/22): \$140,800
- **Property:** Built in 2005 | 8,102± SF Single-story freestanding office condominium
- **Price:** \$2,250,000; 6.25 CAP Rate
- **Parking Ratio:** 3.92/1,000
- **Zoning:** C-2, City of Gilbert



TENANT: RE/MAX ONE

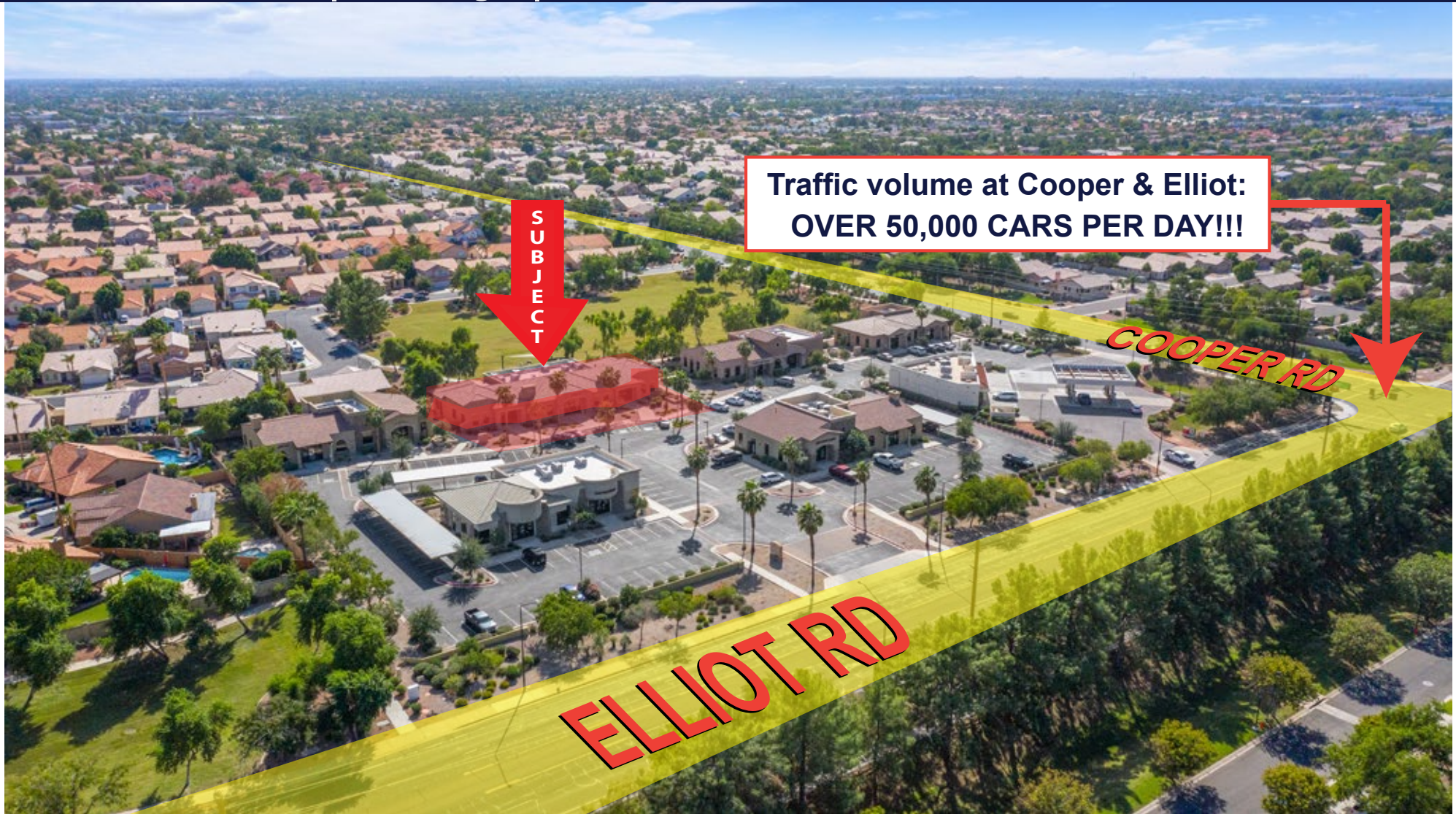
RE/MAX One and RE/MAX Gold Nation purchased RE/MAX Alliance Group in AZ as their first AZ business acquisition. They have offices in California, Nevada and Oregon. www.maxone-properties.com.

Together, RE/MAX One & RE/MAX Gold have formed a powerful alliance of more than 2280 agents in over 107 offices, with over \$9 billion in annual sales volume. They remain

the #1 independently owned real estate company by transactions in CA and the #1 RE/MAX franchise in the world by volume.

- #1 Independently Owned Residential Real Estate Company in California*
- #1 RE/MAX Franchise Worldwide*
- Over \$1 Million Raised for Children's Miracle Network in less Than 5 Years
- \$65+ Billion in Real Estate Sold in 26 Years, over 200,000 Closed Transactions

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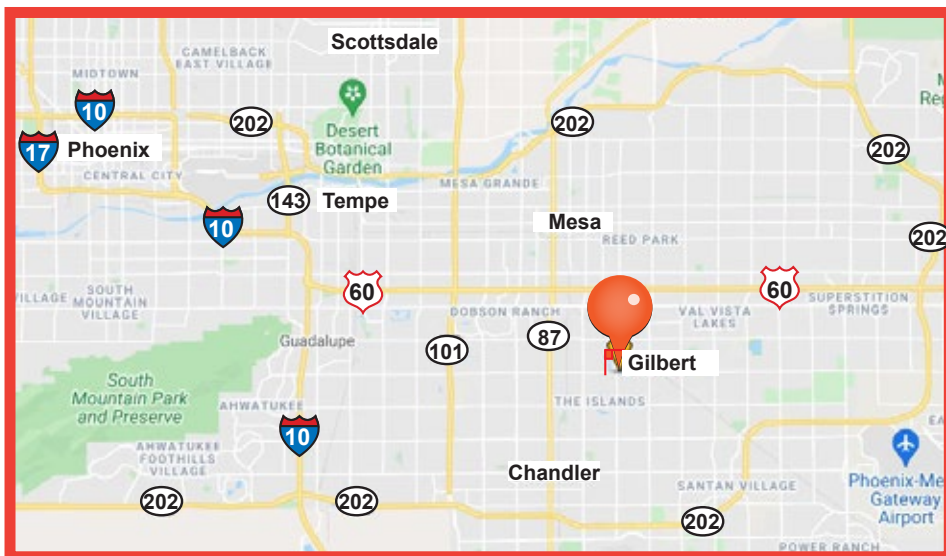


VENTURA PROFESSIONAL VILLAGE OFFICE COMPLEX

- Fantastic location with convenient freeway access
- High demographic based on 2021 figures:
 - 10-mile radius:
 - Population of 1,184,236
 - Household income of \$108,417
 - Located in highly desired City of Gilbert
 - Exceptional visibility from Elliot Road
 - Monument and building signage
 - Largest freestanding building in the complex

All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.

FLOOR PLAN



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