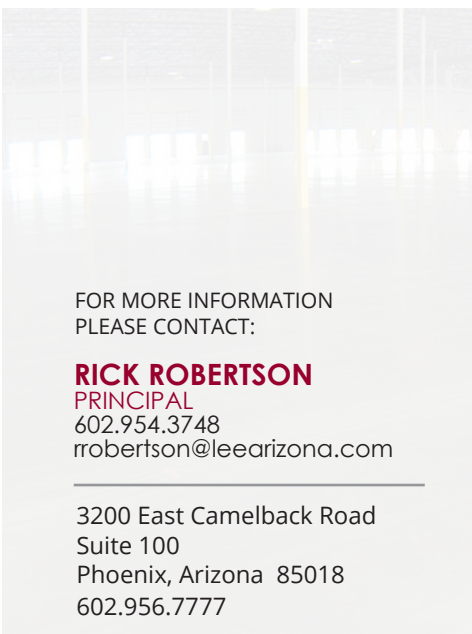


EMERALD CENTER INVESTMENT CONDOS 1705 West Ruby Dr. Suite 106 | Tempe, Az



INVESTMENT FOR SALE

www.learizona.com



FOR MORE INFORMATION
PLEASE CONTACT:

RICK ROBERTSON
PRINCIPAL
602.954.3748
robertson@learizona.com

3200 East Camelback Road
Suite 100
Phoenix, Arizona 85018
602.956.7777

FEATURES:

- 4,013 SF Leased Investment Condo
- Emerald Design Center
- Fully Air Conditioned
- 18' Clear Height
- 12' x 14' Roll Up Truck Door
- 16 Parking Spaces
- Community Truckwell
- Attractive Landscaping
- Leased Until 4-30-2016
- Monthly Rental \$3,500 Per Month Gross
- 2014 Property Taxes: \$6,947
- Insurance/CAM: \$6,000
- Approx. \$29,000 Year Net Income
- **Sales Price \$539,000 (\$134/SF)**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Phase 1

- #1 Furniture Affair
- #2 La Casona Custom Furniture
- #3 Walts T.V. Appliance
- #4A Painted With Oil
- #4B Casa Decor - Santa Fe
- #5A Casa Decor
- #5B Sleep America
- #6 Arizona Leather

Phase 2

BUILDING A

- #101 Thingz
- #104 POS Corp.
- #106 Diamondback Billards
- #108 Mattress RX
- #110 Audio Visual Showroom

BUILDING B

- #101 SOLD
- #104 Rug Store
- #106 La Casona
- #108

BUILDING C

- #101 Aspen Home Furniture

BUILDING D

- #101/02 Aveda Institute
- #106/08 CZ Tactical Indoor Shooting Range

BUILDING E

- #101 R&S Mattress
- #104 R&S Mattress
- #106 Comfort Zone Furniture

BUILDING F

- #101 BBQ Island
- #104 BBQ Island
- #106 Salt Creek Office Furniture



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