

EMERALD CENTER RETAIL/OFFICE CONDO
1705 West Ruby Dr. Suite 106 | Tempe, Az

LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

4,013 SQ. FT. FOR SALE

www.learizona.com



**35% BELOW
REPLACEMENT COST**

AVAILABLE MAY 1, 2016

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 Retail Showroom Condo
- Emerald Design Center
- Fully Air Conditioned
- 18' Clear Height
- 12' x 14' Roll Up Truck Door
- 16 Parking Spaces
- Community Truckwell
- Attractive Landscaping
- 2015 Property Taxes: \$6,184
- Insurance/CAM: \$6,000
- **SALES PRICE: \$499,000 (\$125/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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