

9,024 Sq. Ft. Office/Retail Showroom Condo
1746 W Ruby Drive, Suite 110 | Tempe, Az



FOR SALE OR LEASE

www.learizona.com

PRICE REDUCED \$100,000



- \$7,500/MONTH GROSS YEAR 1
- \$8,000/MONTH GROSS YEAR 2
- \$8,500/MONTH GROSS YEAR 3

FOR MORE INFORMATION
PLEASE CONTACT:

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PRINCIPAL
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3200 East Camelback Road
Suite 100
Phoenix, Arizona 85018
602.956.7777

FEATURES:

- Emerald Design Center
- 9024 Sq. Ft. Fully A/C Space
- Concrete Tilt Construction 2006
- 18' Clear Height
- 12' x 14' Roll Up Truck Door
- Community Truckwell
- 36 Parking Spaces
- Showroom Lighting
- Attractive Landscaping
- Adjacent to IKEA and Lifetime Fitness
- Available June 2015
- **Sales Price: \$1,295,000**
\$1,195,000 (\$132/Sq. Ft.)
- 2014 Property Taxes: \$14,907
- Emerald CAM Change \$10,000/year



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 AVAILABLE
- #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

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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