



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

Large Office Building Currently For Lease

\$4,198/mo

**776 W Wickenburg Way
Wickenburg, AZ 85390**

MLS# 6590895



HIGHLIGHTS

- Vacant and Available 8/10/2023
- Currently functions as large, open Meeting Room w/ Reception area & Private office
- Two soundproof recording studio rooms
- Data/technology room
- Two separate Bathrooms remodeled w/ new fixtures & grab bars
- Storage Rooms at rear portion of building
- Carpet and Pad Flooring
- Parking Lot resealed and striped (20 spaces)
- Night Security Lighting

DETAILS

Currently up for lease and for sale, this property offers endless possibilities for potential buyers and tenants. The property is currently vacant and available for immediate use. This large front commercial building was previously utilized as a recording studio and boasts partial soundproofing and upgraded IT wiring. It includes a spacious meeting/conference area, making it an ideal fit for event planners or businesses requiring a versatile space. The property has been well-maintained and is in excellent condition, ensuring a smooth transition for the tenant. The exterior of the property showcases a charming Santa Fe architectural design, adding a unique touch to the property's appeal. A comprehensive inspection report is available for review, providing transparency and peace of mind for potential buyers or lessees. Don't miss out on the chance to own or lease this promising property and secure a valuable asset in a thriving location.



Office - Retail - Mixed Use

Available 8/10/2023

\$4,198 Per Month

2,332 Square Feet, Total Building

\$1.80 Per Square Foot

1-3 Year Lease, \$50,371 Per Year

**Gerchick
Real Estate**



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