



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

**Opportunity Zone - Mixed Use Apartments & Office
Currently For Lease**

\$2,395,000

**760-778 W Wickenburg Way
Wickenburg, AZ 85390**

MLS# 6327531

HIGHLIGHTS



- Located in a highly sought-after opportunity zone
- 760-778 W Wickenburg Way, Wickenburg, AZ 85390
- 100,000 sq ft of space, including 70,000 sq ft of office space and 30,000 sq ft of residential space
- Currently leased to a reputable tenant with a 5-year lease agreement
- Excellent location, close to major highways and shopping centers
- Call Linda Gerchick at 602-688-9279 for more information

DETAILS

Welcome to this exceptional mixed-use property located in a sought-after C3/CG zoning district, situated within a designated opportunity zone, making it an enticing investment opportunity. Currently up for lease and for sale, this property offers endless possibilities for potential buyers and tenants. With its diverse income streams, comprising residential apartments and flexible commercial spaces, it is a truly unique offering in the market. 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.



CAP RATE: 5.71%

Income/Expenses:

Gross Potential Rent	\$158,407
General Vacancy	(\$4,752)
Effective Gross Income	\$153,655
Operating Expenses	\$17,433
Net Operating Income	\$136,791

Act now and explore the possibilities this property has to offer!



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CCIM Institute
Equipping the world's best minds in commercial real estate



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