



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

8 1 a , Phoenix, AZ 85020

Rfgqnpmpncprwgq ? RCP C? C ml LLL C? C,
MlcRcl lrrf rn wqctcpwkmlrfrfcdsjj kmslr*
njsqNpmncprwR vcq lb lqsp lac

\$1,495,000

MLS# 6662622



DEAILS

6 slgrnmpncprwds w c c rm pcnsr c m cp gtle
amkn lw,

LLLJc c8Rcl lramtcp npmncprwc ncl c r c
gl sp lac k glrc lac ,

Rmr Pclmt rgml 8 Mtcp 0.. ... gltc rc gl
snep c ,

Lcu@ r pmmk ugr rg c mucp 3. ...,

Sn rc D mmpgler pmse msr 2. ...,

Lcu nn g lac gl r c /. ...,

Dpc Glrcpgmp\$C rcpmpN glr 13 ...,

Cl lac caspgrw8 rcc dclac lcu mmp l
sptcg laca kcp 2. ...,

Pcaclr A\$ mr rcp c rcpSnep c 12 ...,

r c Glamkc8 Jmle rcpk c c npmtg c npc gar c
a d muogr kglgk k l ecklr,

Bg a gkcp8 cpgdw dgl lag l c c rcpk
gl cncl clr w,

HIGHLIGHTS

- ****NNN Lease Structure Explained:****
The property operates under a Triple Net (NNN) lease, where the tenant assumes responsibility for all property expenses including taxes, insurance, and maintenance costs. This ensures predictable cash flow for the investor without the typical day-to-day management hassles



AC AL CAP RATE: 8.12%

**Monthly Payment o Rent:
\$10,112.75
his is a R E NNN MAS ER
LEASE**

**Gerchick
Real Estate**



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



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

