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"Make the Market Work for YOU"™

**Seller Lease Back at
6 CAP RATE NNN Lease**

**1330 W Main,
Quartzsite, AZ 85346**

\$3,995,000

MLS #6807935



DETAILS

- 35,000 Square Foot Building – Spacious and versatile space suitable for a variety of uses.
- Newer, High-Efficiency Air Conditioners – Ensures optimal climate control throughout the year.
- Roll-Up Doors – Convenient access for loading and unloading.
- Newer Asphalt Parking Lot – Freshly paved, ample parking space for customers and staff.
- Large Metal Covered Building – Provides additional covered space for outdoor storage, work areas, or expansion.
- High Visibility Location – Situated in a prime area in the heart of Quartzsite, a popular destination for both locals and tourists.
- NNN Seller Leaseback – Tenant responsible for all maintenance, taxes, and insurance, minimizing investor involvement.
- 6% Cap Rate – Attractive return on investment with a reliable, established business as the tenant.

Linda Gerchick, CCIM

Designated Broker

Cell: 602-688-9279

Linda@JustSoldIt.com



- ****Investment Highlights:****
- - **High Cap Rate of Over 6%:** Offers an excellent income-generating opportunity with a strong cap rate, ensuring robust cash flow for investors.
- - **Triple Net Lease (NNN):** A true hands-off investment with a single tenant covering 100% of expenses, including maintenance, taxes, and insurance, ensuring minimal management responsibilities.
- **The Seller** with its more than 35 years of experience in the jewelry industry, is fully committed to a long-term lease agreement, ensuring steady cash flow for the investor. With the Seller's expertise and established brand, Gem World is poised for continued success in the Quartzsite community.



CAP RATE : 6.00%

Numbers:

Effective	Rent	\$240,000
Operating	Expenses	ZERO
Net Operating	Income	\$240,000



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Equipping the world's best minds in commercial real estate



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