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"Make the Market Work for YOU" ™

Seller Lease Back Will Lease back at a 6% Cap NNN Lease or Owner Occupied

\$3,795,000

3754 \$ 16th Ave, Tucson, AZ 85713



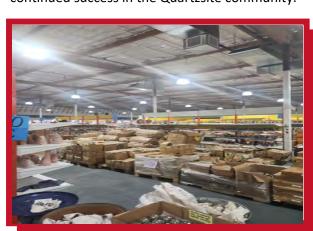
- **High Cap Rate of Over 6%**: Offers an excellent income-generating opportunity with a strong cap rate, ensuring robust cash flow for investors.
- Triple Net Lease (NNN): A true hands-off investment with a single tenant covering 100% of expenses, including maintenance, taxes, and insurance, ensuring minimal management responsibilities.
- The Seller with its more than 35 years of experience in the jewelry industry, is fully committed to a longterm 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.



DETAILS

- -Price: \$3,795,000 with a 6% cap rate (NNN Seller Lease Back) or can be vacate for Owner User
- -Size: 30,000 sq. ft. of versatile retail space
- -Tenant Stability: Occupied by a tenant with 35 years in business
- -Owner-Occupy Option: New investor may choose to owner-occupy
- -Location: Situated in a bustling shopping center
- - Parking: Nearly unlimited asphalt parking for customers
- Interior Features: Restrooms, HVAC systems, storefront, and loading docks
- -NNN Lease Structure: Tenant responsible for taxes, insurance, and maintenance
- - High Visibility: Prime retail location in a high-traffic area
- -Flexible Investment: Ideal for both passive income and owner-occupier strategies Linda Gerchick, CCIM

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



CAP RATE: 6.00%

Numbers:

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



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