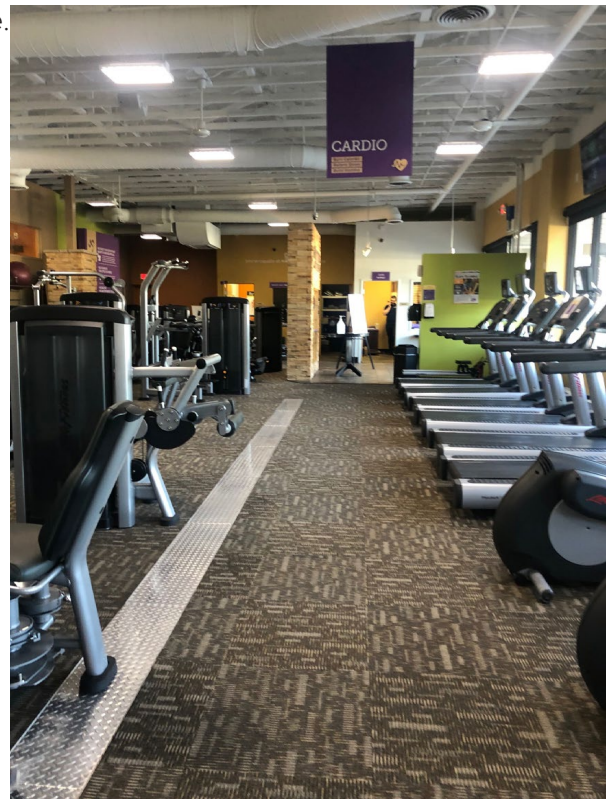




Investment Property For Sale

1065 East Riggs Road, Chandler, AZ

Property Description:	High quality investment property for sale. There is 5 years remaining on the lease, which is guaranteed by a large private equity company. The building is in excellent shape and is located at a high traffic corner in Chandler, AZ.
Purchase Price:	\$1,695,000
Cap Rate:	6.56%
Current Annual Rent:	\$111,261.60 (2% bumps every 2 years)
Building Size:	6,060 SF
Lot Size:	28,267 SF
Parcel Number:	30379839
Year Built:	2003



Matt Olson, CCIM, SIOR, REALTOR®
701.499.3921
matt@prgcommercial.com

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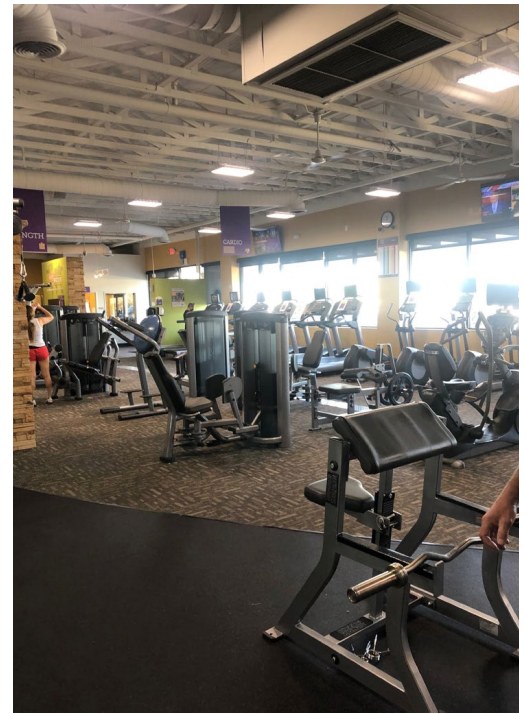
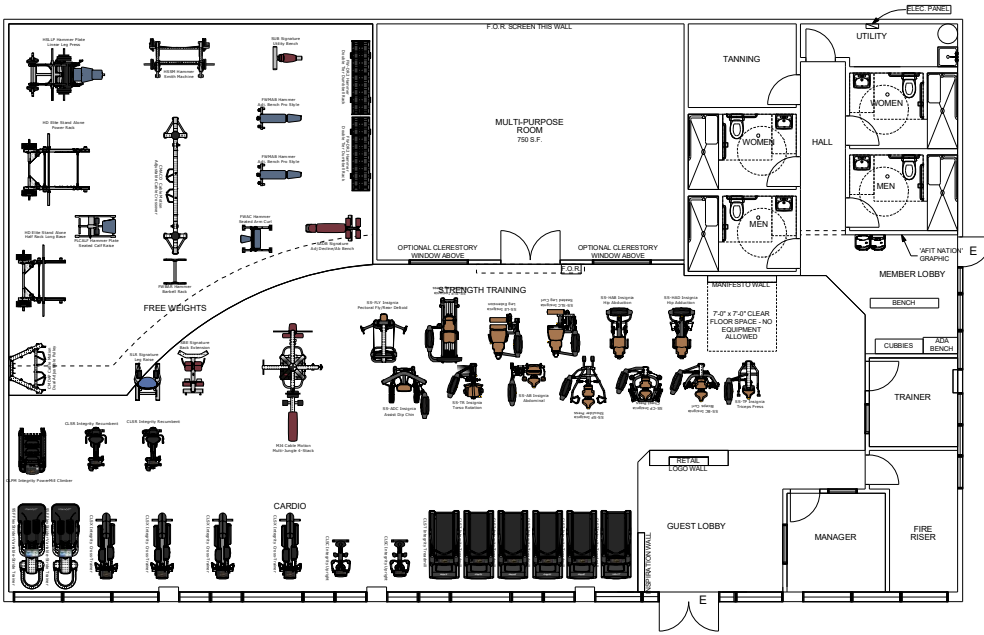
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 4609 33rd Ave S. Suite 400, Fargo, ND 58104

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



Anytime Fitness
Chandler, AZ



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