

EAST BASELINE PROFESSIONAL PLAZA

1250 E BASELINE RD | TEMPE, AZ 85283

Multi-Tenant Office Building For Sale

FULLY LEASED INVESTMENT OPPORTUNITY



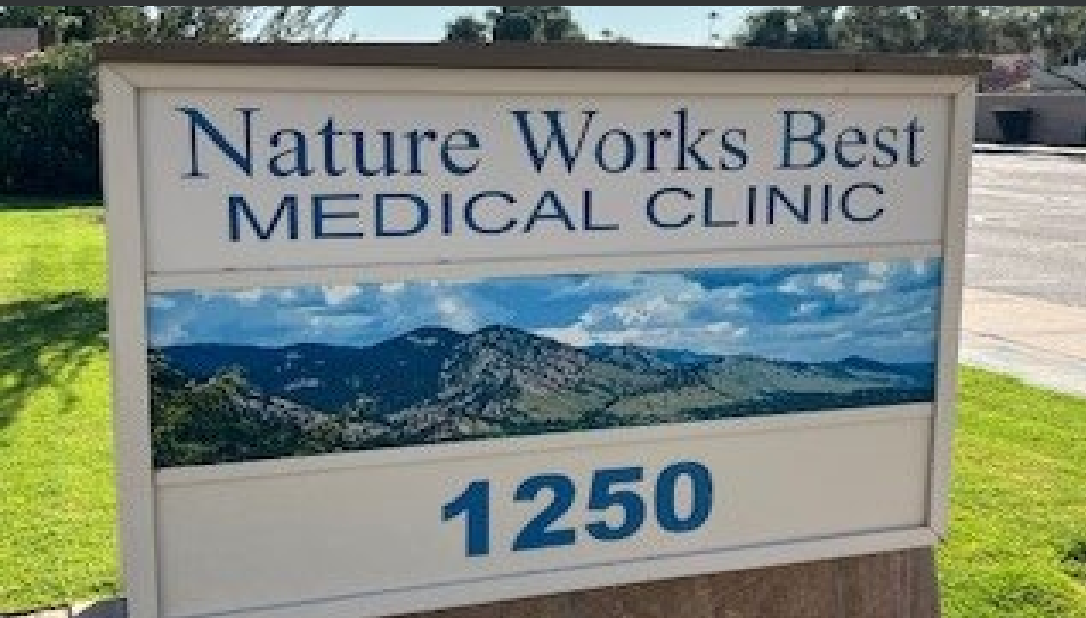
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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AVAILABLE FOR SALE
\$2,435,000

Property Summary

Address	1250 E Baseline Rd, Tempe, AZ 85283
Location	Property is situated on Baseline ±0.5 miles South of US-60 between Rural Rd & McClintock Dr
Total Rentable SF	±10,272 SF (2 Stories with Elevator)
Total Site Size	±32,670 SF
Parking Ratio	5/1,000 RSF (20 Covered Spaces)
Year Built	1980
Stories	2
Parcel Number	133-38-003B
Zoning	PCC-2, City of Tempe

**FULLY LEASED
INVESTMENT OPPORTUNITY**



ADDRESS

1250 E Baseline Rd
Tempe, AZ



PARKING

5/1,000 SF



TENANCY

Multi-Tenant



CONSTRUCTION

Built in 1980



OFFICE USE

Office or Medical



ZONING

PCC-2, Tempe



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 10 09 24



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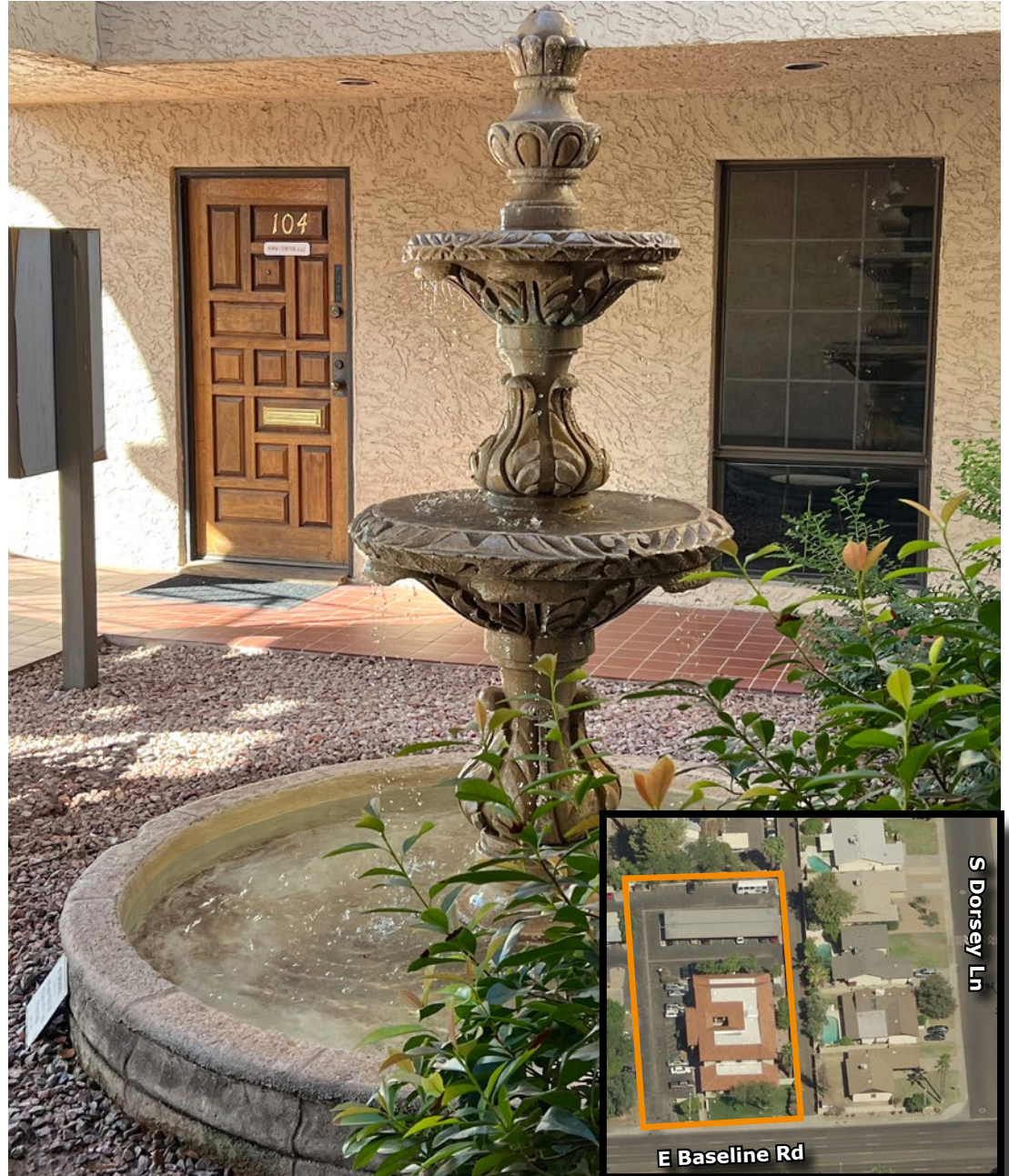
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Investment Summary

Address	1250 E Baseline Rd, Tempe, AZ 85283
Size	±10,272 SF
Leased	100%
Site Area	±32,670 SF
Parking Ratio	5/1,000 RSF (20 Covered Spaces)
NOI	\$156,731
Sale Price	\$2,435,000
Price PSF	\$237.05
CAP Rate	6.44%

Investment Highlights

- Multi-tenant Property
- Wood frame and stucco construction
- 2 Stories with Elevator
- Well maintained courtyard
- 20 Covered Parking Spaces
- Rents are full service (net of janitorial) or gross.
- Prominent street frontage and buildings along Baseline Rd
- Each Suite has its own Bathroom
- New roof underlayment & coating March 2022



OFFICE BUILDING INVESTMENT

