

Blue Cross Veterinary Clinic Building

4111 N. 36th St
Phoenix, AZ



Presented by Omni Practice Group
Jim Vander Mey
Transitions specialist
jim@omnipeg-vet.com
360-941-2341



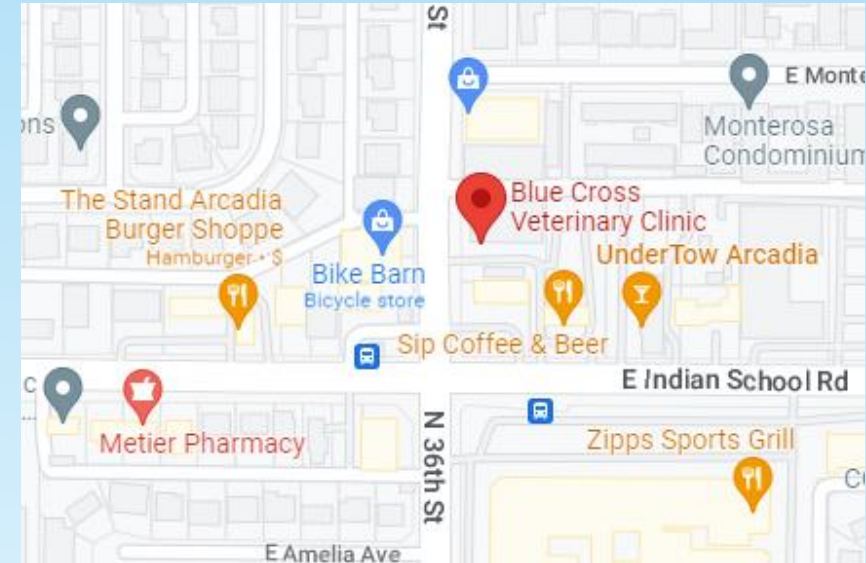
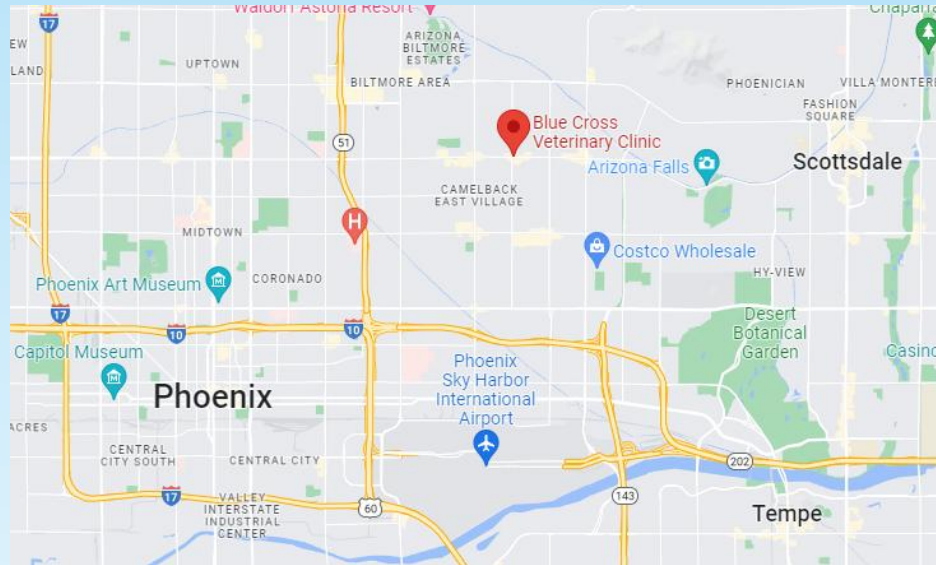
\$2,200,000 - 5.4% Cap Rate

**Attention 1031 investors. True NNN lease, watch your cap rate grow!
Inspected November 2023 – all repairs completed.**

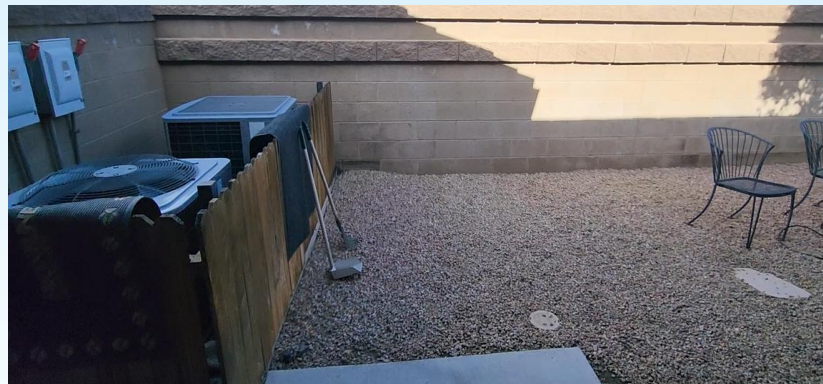
Investment opportunity!!! Beautiful well-maintained state of the art veterinary building for sale with a long-term corporate tenant. Well established area in North Central Phoenix: growing urban, affluent, many new remodels and new businesses, good schools and restaurants. Perfect for 1031! 5 year lease (commenced Oct 2023), 2% annual escalation clause, with 3 options of 5 year renewal, current base rent \$9,945/mo. (\$119,340 annual).

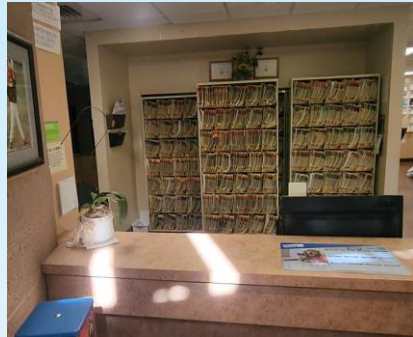
- 7016 square foot building (1/2 acre lot)
- Built 2001 as vet clinic
- Asphalt shingle roofing
- Stucco and brick exterior
- Stamped & stained concrete flooring
- Frontage business signage
- 2 new HVACs
- Nicely landscaped with small fenced outdoor area in back
- 28 parking spots, 8 covered
- Two entrances – dog & cat.
- 3 bathrooms
- 6 exam rooms, waiting room, reception, treatment area, surgical room, x-ray room, lab and Rx area, offices, kennel, storage

Map & Location



Building Photos









**JIM VANDER MEY, BROKER -
ARIZONA, NEVADA**

LICENSE #: SA688858000

EMAIL: jim@omni-vet.com

URL: omnipg-vet.com

PHONE: (360) 941-2341