

OWNER-USER OFFICE BUILDING WITH INCOME



FOR SALE



1550 E MARYLAND AVE | PHOENIX, AZ 85014

AVAILABILITY:

SALE PRICE	\$1,625,000
BUILDING SIZE	±4,210 SF
AVAILABLE TO BUYER	±2,526 SF
LOT SIZE	±0.35 AC
PARCEL	161-08-066C
ZONING	C-1

HIGHLIGHTS:

- Unique Stand Alone Building with outstanding frontage on Maryland Avenue
- Perfect for Company HQ with income from existing Dental Tenant
- Offers both Covered and Uncovered Parking
- Outstanding Monument/Billboard Signage!



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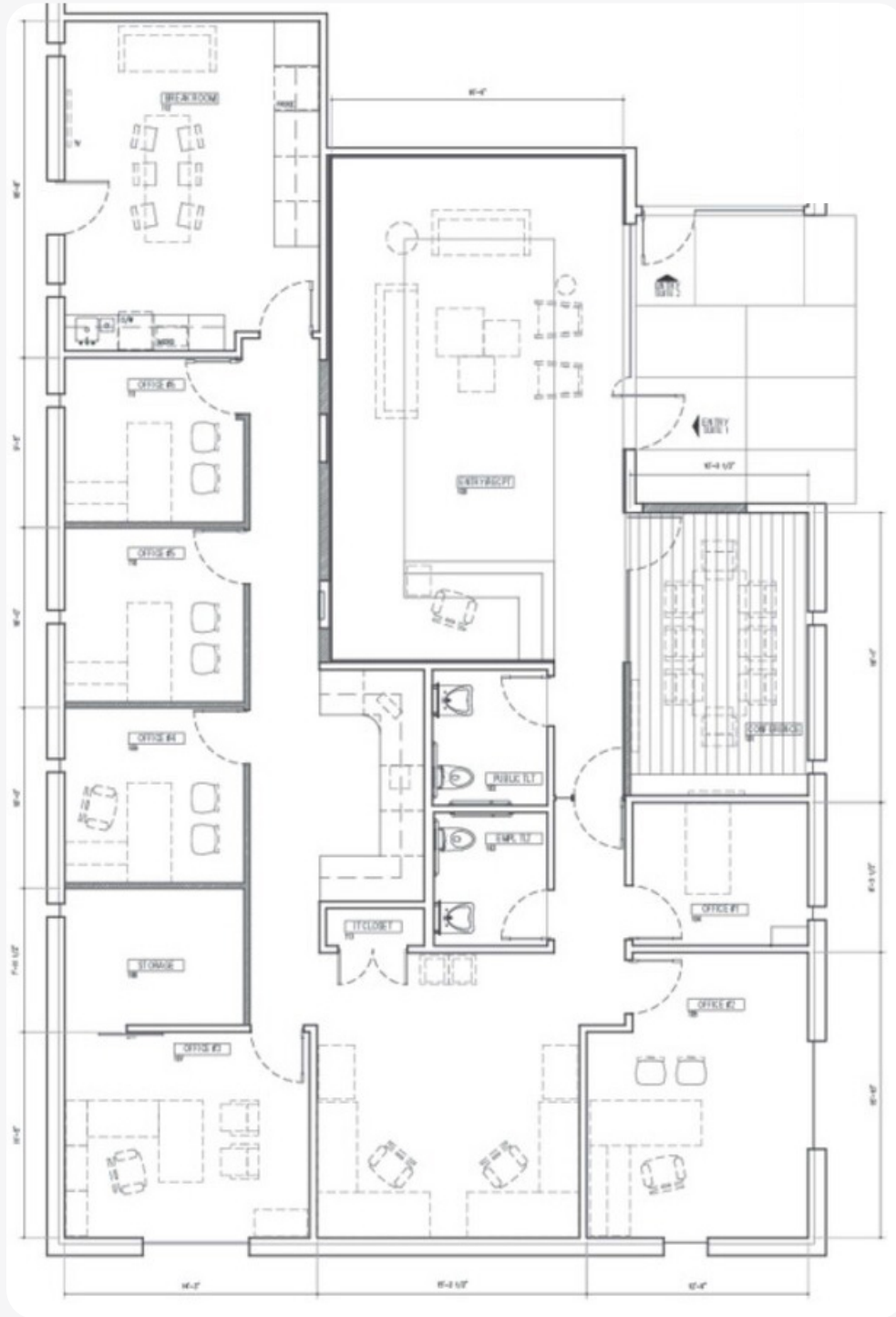
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FLOOR PLAN

AVAILABLE TO BUYER

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OWNER-USER OFFICE BUILDING WITH INCOME

FINANCIAL ANALYSIS

1550 E MARYLAND AVE | PHOENIX, AZ 85014

RENT ROLL

Suite 1 & 2	SF		Monthly Rent	Annual Rent	Lease Start	Expiration	Options
1: Available to Buyer	2,526	\$-	\$-	\$-	-	-	-
2: Turtle Dental Management	1,684	\$30.39	\$4,264.55	\$51,174.63	8/1/2020	7/31/30	(1) Five YR
Totals	4,210	--	--	--	--	--	--

RENT SCHEDULE

Turtle Dental		Monthly \$\$	Annual \$\$
8/1/24	\$30.39	\$4,264.55	\$51,174.63
8/1/25	\$31.30	\$4,392.49	\$52,709.87
8/1/26	\$32.24	\$4,524.26	\$54,291.17
8/1/27	\$33.21	\$4,659.99	\$55,919.90
8/1/28	\$34.20	\$4,799.79	\$57,597.50
8/1/29	\$35.23	\$4,943.79	\$59,325.43

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AERIAL OVERVIEW

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