



**COMMERCIAL
PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC

THE OFFICES @ 52ND ST

AVAILABLE FOR SALE

730 N 52ND ST, STE 203 | PHOENIX, AZ 85008

INVESTMENT OPPORTUNITY



100% LEASED

**SINGLE TENANT
OFFICE CONDO**

TYSON BREINHOLT

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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.

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Address	730 N 52nd St, Ste 203 Phoenix, AZ 85008
Tenancy	Single
Space Size	±6,427 SF
Year Built	2003
APN	125-06-075
Parking	18 Covered Spaces
Zoning	C-O, City of Phoenix
Floor	2nd

SALE PRICE: \$1,387,093.71
CAP RATE: 7%

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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



MAXIMIZE YOUR INVESTMENT

PRIME 2ND FLOOR OFFICE CONDO IN PHOENIX, ARIZONA

This 6,427 SF single-tenant office condo is fully leased, providing immediate cash flow. It features abundant parking with reserved covered spaces, modern finishes throughout, and inviting common areas.

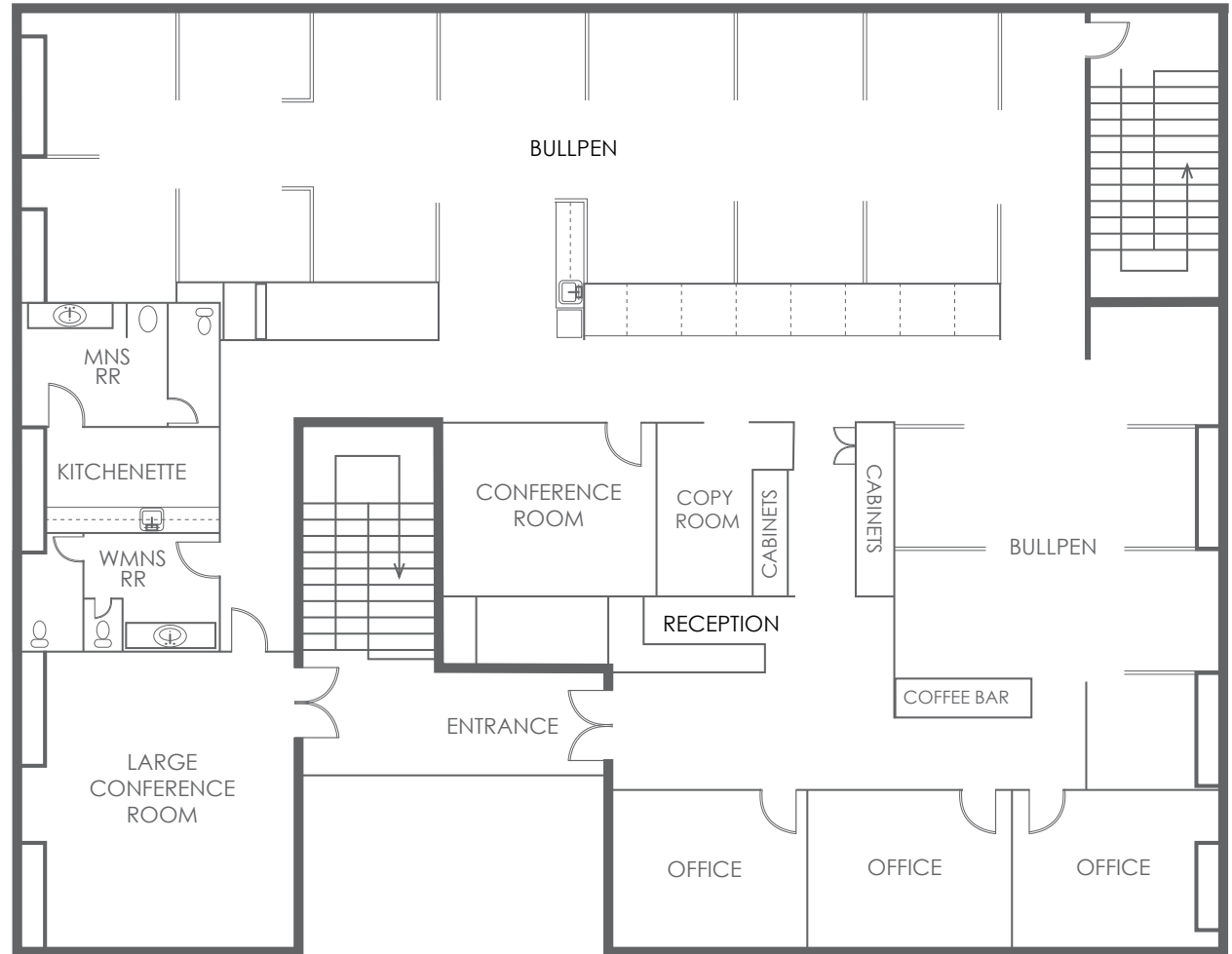
This well-maintained property minimizes the need for immediate capital expenditures. Furthermore, its centralized location in Phoenix directly off the Loop 202 Freeway, enhances the investment's potential for appreciation.

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INVESTMENT OPPORTUNITY

SUITE 203 FLOOR PLAN



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INVESTMENT OPPORTUNITY

SUITE 203 PHOTOS



RECEPTION



OFFICE



STORAGE/HALLWAY



OFFICE



CONFERENCE ROOM



KITCHENETTE



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UNPARALLELED OPPORTUNITY CENTRALIZED PHOENIX, AZ LOCATION

Directly adjacent to the Loop 202 freeway, this property ensures seamless connectivity for employees and clients alike. The proximity to Phoenix Sky Harbor International Airport, a major transportation hub, facilitates effortless travel for business professionals. Furthermore, the location's closeness to Arizona State University and Downtown Phoenix provides access to a vibrant talent pool, diverse amenities, and a thriving business environment.

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For More Information, Please Contact an Exclusive Listing Agent:

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This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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