

FOR SALE

Space Available: 2710 S.F.

WALGREENS PHARMACY

**2302 N CENTRAL AVE
PHOENIX, AZ, 85004**

EXCLUSIVELY LISTED BY:

Donny Peper
602-638-1260
donny@clearcre.com

Shane Mackin
602-638-1261
shane@clearcre.com



Community
A Walgreens PHARMACY

SUITE 7

Community
PHARMACY

Hours of Operation
Mon - Fri 9:00am - 5:00pm
Sat 9:00am - 5:00pm
Sun 10:00am - 5:00pm
Medical Services: PharmD
Brannon O'Hara, PharmD

Closed Daily
For Service
Mon 10:00am - 5:00pm
Tue 10:00am - 5:00pm

spectrum
medical
HEALTH & WELLS
100% Cotton
100% Polyester
100% Nylon
100% Spandex
100% Rayon
100% Silk
100% Wool
100% Linen
100% Cotton
100% Polyester
100% Nylon
100% Spandex
100% Rayon
100% Silk
100% Wool
100% Linen

FINANCIAL
INFO



PROPERTY DETAILS

Expenses Property Taxes	\$8389.18
Insurance	\$890.00
CAM	\$15840.12
Management	\$5834.28
Total	\$30953.58

Income is \$98,703.58 with NNN reimbursements of \$30,953.58
Net Operating income of \$67,750 3% Annual Increases



LOCATOR MAP



ENCANTO MANOR

PHOENIX COLLEGE

LOU MAR VISTA

ST. JOSEPH'S HOSPITAL

PARK CENTRAL

OSBORN MEDICAL CENTER

EXECUTIVE TOWERS

SANTAROVIA

CASA DE ALBARRA

TO VISTA

ENCANTO VILLAGE

MIDTOWN

WEST BALTIMORE HEIGHTS

W Vernon Ave

W Encanto Blvd

N Central Ave

E Vernon Ave

E Hoover Ave

