

FOR SALE - ±19,672 SF

NNN LEASED INVESTMENT OPPORTUNITY

PROPERTY INFO:

- Single User Building
- Zoning: C-2 City of Phoenix
- Monument sign on Northern

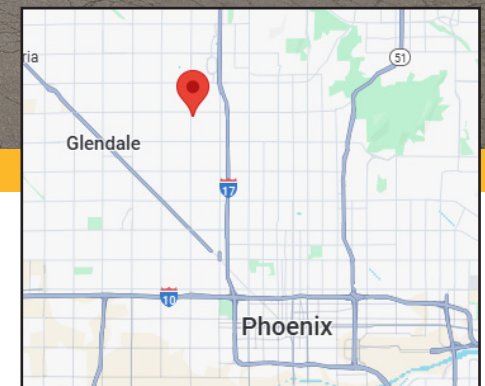


3415 W NORTHERN AVE, PHOENIX, AZ 85051



22849 N. 19th Ave.
Suite 140
Phoenix, AZ 85027

Joe Welchert, Designated Broker
602.432.8532 Mobile
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DETAILS

Tenant: Any Hour LLC www.AnyHourServices.com

Rentable SF: 19,672 SF

Rent Rate: \$13.60 PSF NNN

LEASE:

Commencement: March 1, 2025

Expiration: February 28, 2030

Yearly Increases: 3%

Zoning: C-2 City of Phoenix

Lot Size: 2.5 acres

Features: Monument sign on Northern

Fully fenced

New foam roof

100% AC

100+ Parking spaces

APN: 151-03-003R, 151-03-003U

Offering Price: \$4,450,000 (\$225 PSF)

NOI: \$267,460

Cap Rate: 6%



Any Hour LLC

Dwain Hepworth founded Hepworth Electric in Utah in 1961. Over the past 55 years we've expanded into Any Hours Services - offering a full range of electrical, plumbing, drain, heating and air services. Today we operate with a fleet of 150 trucks and a team of 165 employees.

Parent Company: Knox-Lane (www.KnoxLane.com)

Knox Lane is an investment firm with \$3.5 billion in managed assets, focusing on partnering with growth oriented businesses in the services and consumer sectors.

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