

Offering Terms	
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## 1830 W COLTER ST ST, Phoenix, AZ 85015

### Phoenix Value-Add Retail/office Investment

Price	<b>\$1,360.000</b>
Lot size	0.2 Acres
Rental space	9056 SF
Additional Value-add space	~1800 SF
\$/PS	~\$125 / SF
Parking lots	22
APN	156-36-015 , 156-36-016
Built	1989
Cap rate	6.6%
Responsibility	Landlord: Common areas Tenant: AC units, interiors and utilities

Excellent Opportunity to acquire a office/retail building with approximately 90% occupancy and below-market rents, and strong upside protentional.

The property features a highly functional layout, with each unit offering its own full bathroom, except on unit with a half bathroom, making it attractive for a variety of tenants. In addition, approximately 1800 SF of unfinished office/storage space already includes HVAC ducting, plumbing, and drywall, creating further income and lease-up potential.

Strategically located in Phoenix with less than one mile to freeway access, approximately 15 minutes to Phoenix Sky Harbor International Airport, and within 25 minutes of TSMC and the expanding semiconductor corridor. Ideal for investors seeking stable in place income with future rent growth



9th Ave. Dental Care  
DENTISTRY  
Chiropractic

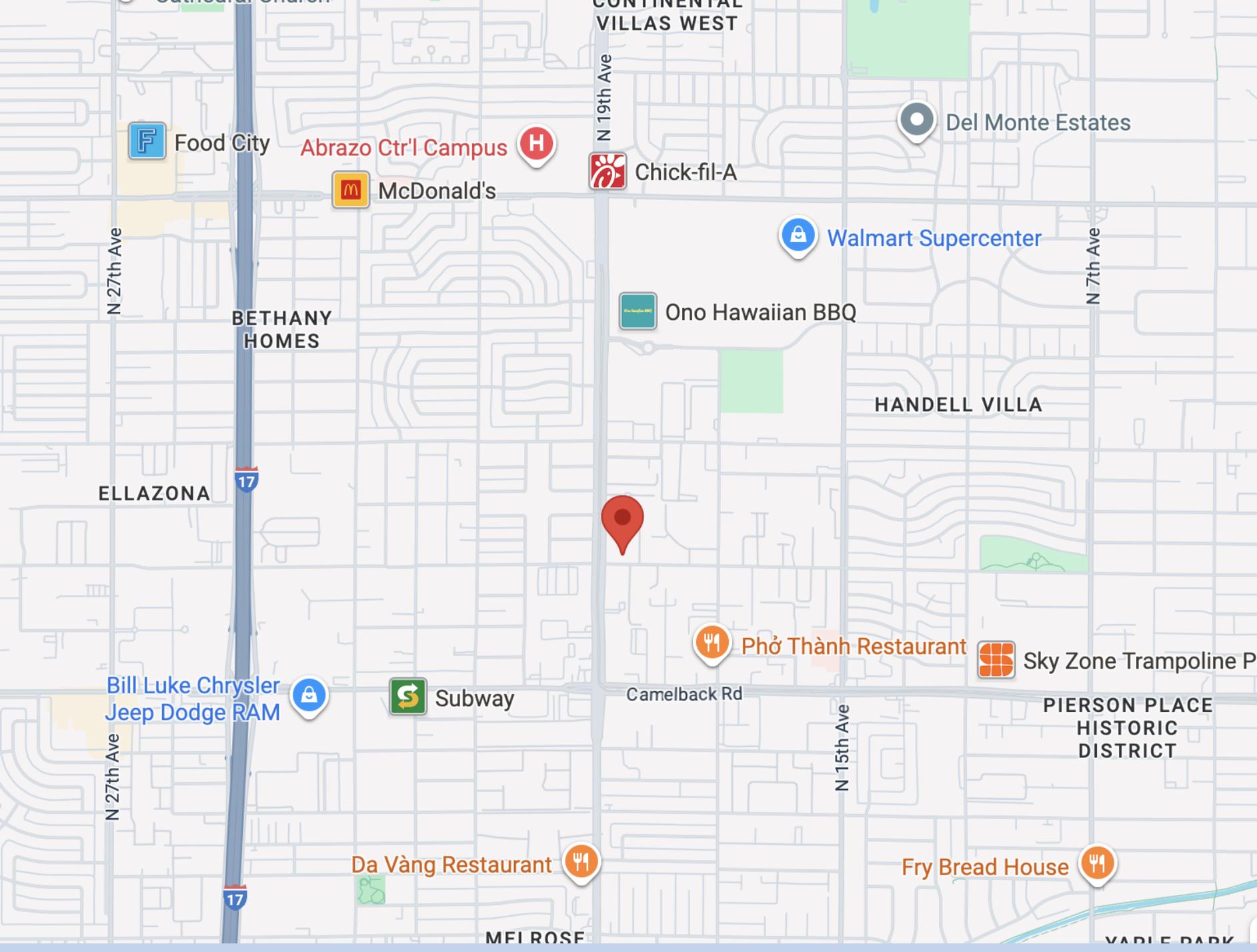
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In Motion Physical Therapy  
PHYSICAL THERAPY

FRANCE

RETIREMENT



## National brand Tenants nearby:

- Chick fil-A
- Wal Mart  
Supercenter
- McDonald's