



# Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™  
Opportunity Zone Opportunity

**\$2,395,000**

**760-778 W Wickenburg Ave  
Wickenburg, AZ 85390**



**MLS#6980540**

### HIGHLIGHTS

- Located within a Qualified Opportunity Zone
- National credit tenant on long-term NNN lease
- Triple Net structure – tenant reimburses property taxes & insurance
- 6 on-site 1-bedroom apartment units generating additional income
- Dual income stream: NNN retail + residential units
- Excess land offering future development potential
- Strong frontage on Wickenburg Way – primary commercial corridor
- Minimal landlord responsibility on the NNN component
- Positioned in a growing Northwest Maricopa County corridor
- Potential capital gains tax advantages through Opportunity Zone investment

### DETAILS:

- 760-778 W Wickenburg Way presents a rare mixed-use investment opportunity combining a National credit NNN tenant with on-site residential income, all located within a Qualified Opportunity Zone in the heart of Wickenburg, Arizona. The commercial portion of the property is leased to a National Ambulance Company under a 5-year Triple Net (NNN) lease that commenced December 1, 2023, with two extension options and 3% annual rental increases

760-778 W Wickenburg-NNN Lease .... The tenant reimburses property taxes and insurance, providing a predictable and steadily increasing income stream with minimal landlord responsibility.

In addition to the NNN component, the property includes six 1-bedroom apartment units located at 778 W Wickenburg Way. As of the current rent roll, five of the six units are leased at \$895 per month, with additional utility reimbursements, generating consistent residential income

760-778 W Wickenburg-Rent Roll .... This dual-income structure offers investors both stabilized commercial cash flow and residential upside potential through future rent adjustments and lease renewals.

Strategically positioned on Wickenburg’s primary commercial corridor, the property benefits from strong visibility and accessibility within a growing Northwest Maricopa County market. The Opportunity Zone designation provides potential capital gains tax advantages for qualified investors, while excess land offers future development or expansion possibilities. This is a rare chance to acquire a blended NNN and multifamily asset that delivers stability today with long-term upside tomorrow.



**CAP RATE: 6.14%**

### Numbers:

Gross Rent	\$186,240
RUBS & Pet RENT	\$3,600
General Vacancy	-\$2,041
Effective Gross Income	\$187,799
Operating Expenses	\$40,758
Net Operating Income	\$147,041



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