



THRIFT TO THRIVE

*839 E Camelback
Phoenix, Arizona 85014*

Land Size: 22,063.00 Sq. Ft.
Property Size: 11,545 Sq. Ft.
Year Built: 1979

Contact:

**JOHN CROW, ADVANCED COMMERCIAL
ADVISOR**

623 556 6170

John@thelocationpro.com

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operated.

Own this exceptional income-producing, 6.72 Cap property, located adjacent to the highly sought-after Camelback Corridor. Featuring a solid gold tenant with a 10-year NNN lease and impressive high net operating income, Lease calls for 4% annual increases and is situated in a high-traffic, high-rent district.

Property Highlights:

Open Retail Space: Versatile layout for various business needs.

Commercial Kitchen: Fully equipped for food service operations.

Offices Overlooking Operations: Functional offices with a clear view of the retail area.

Roll-Up Door: Convenient access for deliveries and logistics.

Fenced Rear Lot: Secure and private outdoor space.

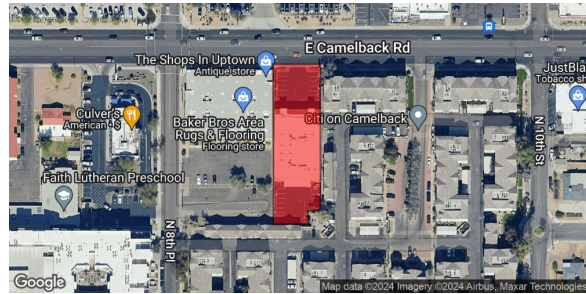
This turnkey investment opportunity - 1031 Exchange

Purchase Price:

\$3,950,000.00

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16040 N 59th Ave

Glendale, AZ 85306

United States

623 556 6170

John@thelocationpro.com