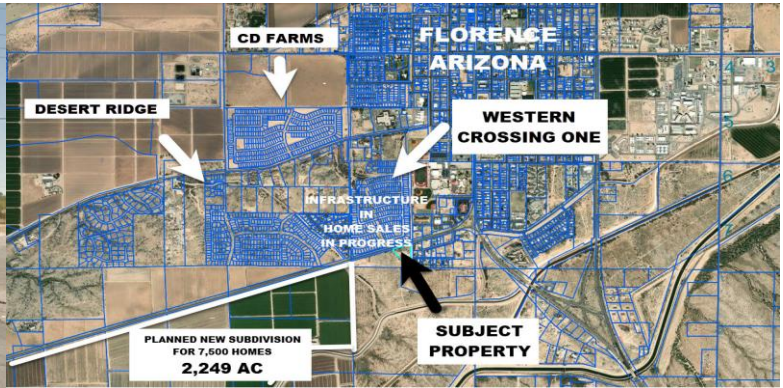


**ABSOLUTE NNN INVESTMENT – \$700,000 – 6.00% CAP**  
**A&M PIZZA / ITALIAN RESTAURANT,**  
**445 W. HWY 287, FLORENCE ARIZONA 85132**



**Price: \$849,900.00 / NOI: \$42,495.00 / CAP: 5.00% / Building: 3,700 SF**



**Subject property is located at a Major Hwy. (Hwy 287) leading to Coolidge and very close to Hwy. 79 leading to Apache Junction and Tucson. The building is leased (5-year lease with a 5-year option) and operates as an Italian Restaurant. “A & M Pizza Bakery” with a seating capacity of 140 people.**

**Please look at the subdivision maps for new homes already being built across the street of the subject property (Phase I at Western Crossing One for 280 new homes, (Phase II has infrastructure installed and is ready for Phase II ). Also look at the maps for permitted subdivisions for around 1,500 homes and planned subdivisions in the city of Florence for permitting for 7,500 homes.**

**All these subdivisions are adjacent, around, and remarkably close to Subject Property.**



**West USA Realty**  
**Walter Unger CCIM**  
**Associate Broker**  
**PH: 480-948-5554**  
**Cell: 520-975-5207**  
**walterunger@ccim.net**