



FOR SALE
OR LEASE

Gold Canyon Office Suites

6772 S KINGS RANCH RD | GOLD CANYON, AZ 85118



Owner/User High End Office
Condo Opportunity in Beautiful Gold Canyon

BRET ISBELL
602.300.4112
bret.isbell@kidder.com

**Kidder
Mathews**

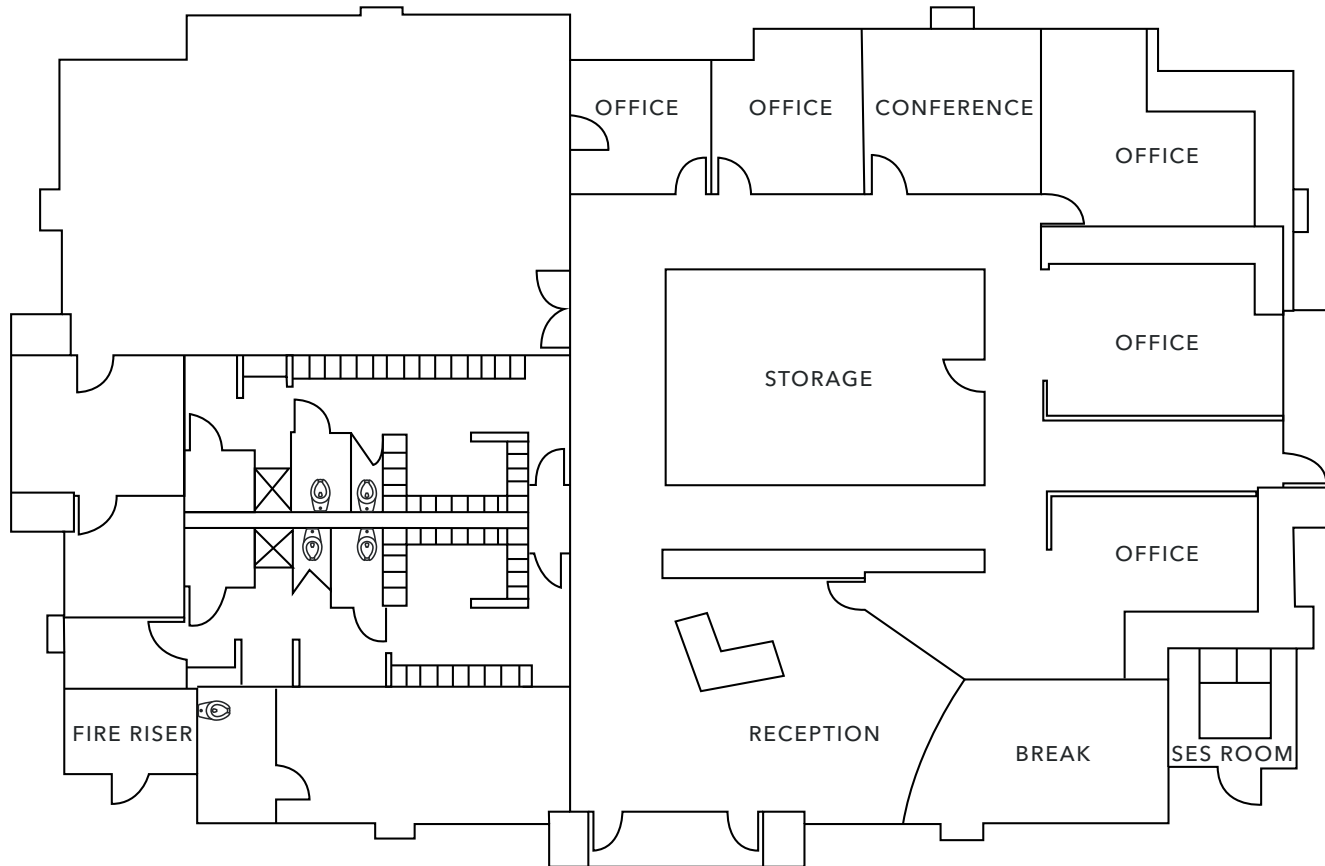
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BUILDING HIGHLIGHTS

BUILT in 2006

±7,463 SF building size

ANNUAL increases and T.I. packages are negotiable

RESERVED parking with 6 covered spaces

PREVIOUSLY used as a boutique gym

INCLUDES men's and women's locker rooms, shower facilities and steam rooms

ZONED CB-1, Pinal County

APN 104-12-065

AREA OVERVIEW

BEAUTIFUL views of the Superstition Mountains

FRONTS Gold Canyon Golf Course

PROFESSIONALLY managed Owner's Association

GOLD Canyon is a newer, well-maintained, unincorporated city in Pinal County

LOCATED about 40 mins east of the Phoenix Sky Harbor International airport

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\$1,267,000

PURCHASE PRICE

\$170.00

PRICE PER SF

\$17.00/SF

LEASE RATE (NNN)



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