

**4727 E UNION HILLS DRIVE  
#300**

Phoenix, AZ

# AMBULATORY SURGERY CENTER SALE | LEASEBACK

INVESTMENT OPPORTUNITY

## **Tom Weinhold**

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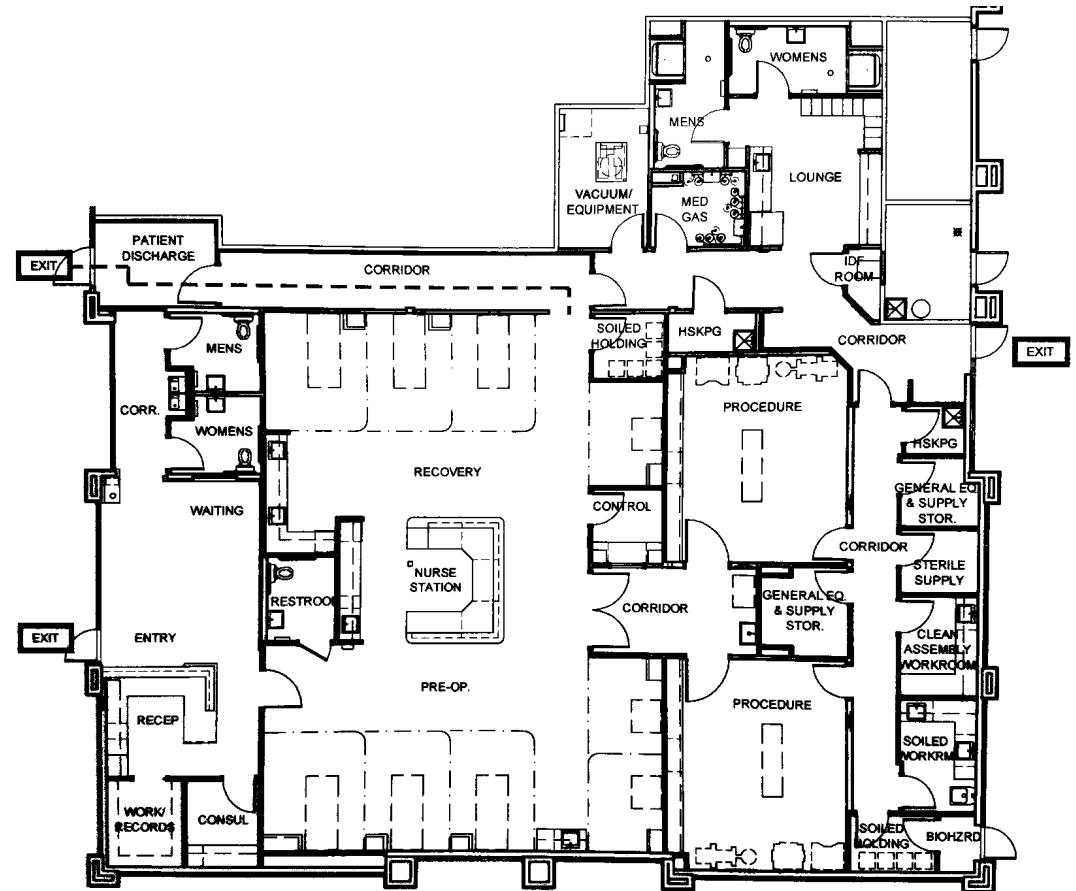
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## PROPERTY HIGHLIGHTS

- 5,593 SF
- Leased through December 2023 with three 5-year extensions
- 3% Annual Increases
- Class B Surgery Center
- 2 Operating Rooms
- Backup generator
- Specializes in pain management cases
- Construction completed in Q4 2015



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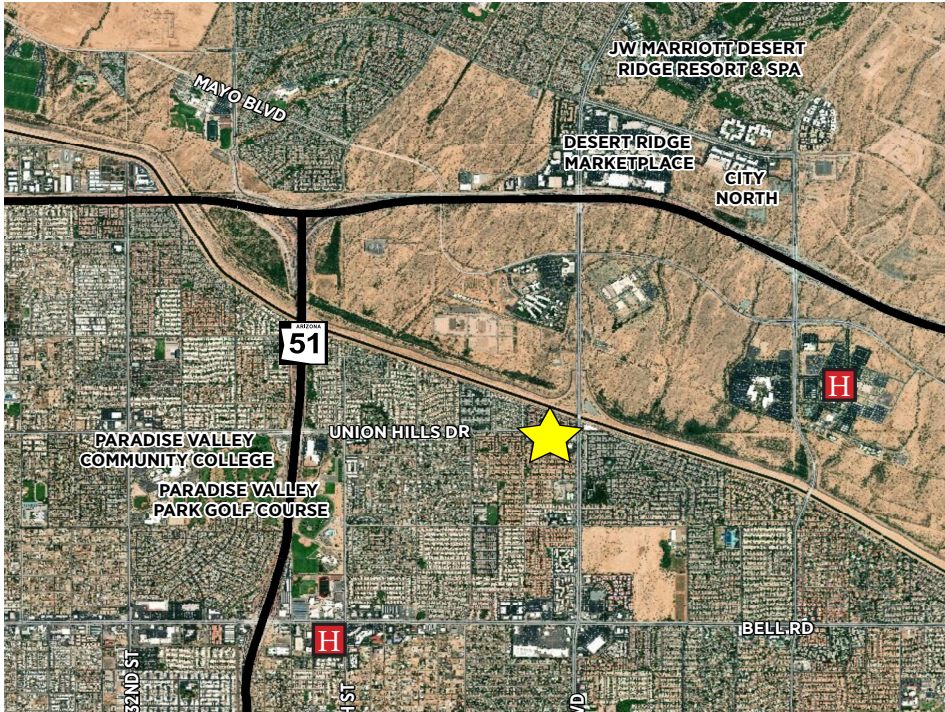
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## 4727 E UNION HILLS DR. #300 Phoenix, AZ

### Investment Highlights

- Asking \$2,145,229 (\$383.56/SF)
- 6.5% CAP on 1 year actuals
- Center professionally managed by Sovereign Healthcare
- Tenant is hospital/physician J/V

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For more information, please contact:

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