

FOR SALE

# 124 S Ironwood Dr

APACHE JUNCTION, AZ | 85120

ASKING: \$750,000 | 7% CAP RATE\*



±6.4K

TOTAL PROPERTY  
SQUARE FEET

70

PERCENT  
LEASED

7%

CAP  
RATE\*



ZONING  
CB-2

1974

YEAR  
BUILT



RETAIL CENTER  
MULTI-TENANT

*(Cap rate provided by owner and has not been independently verified)*

Exclusive Contacts:

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**COMMERCIAL PROPERTIES INC.**

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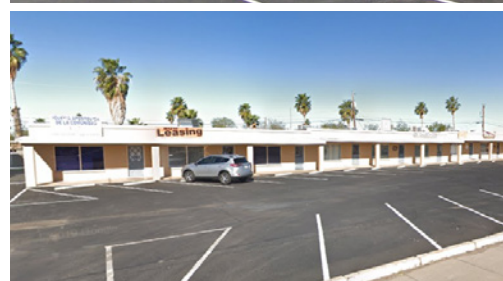
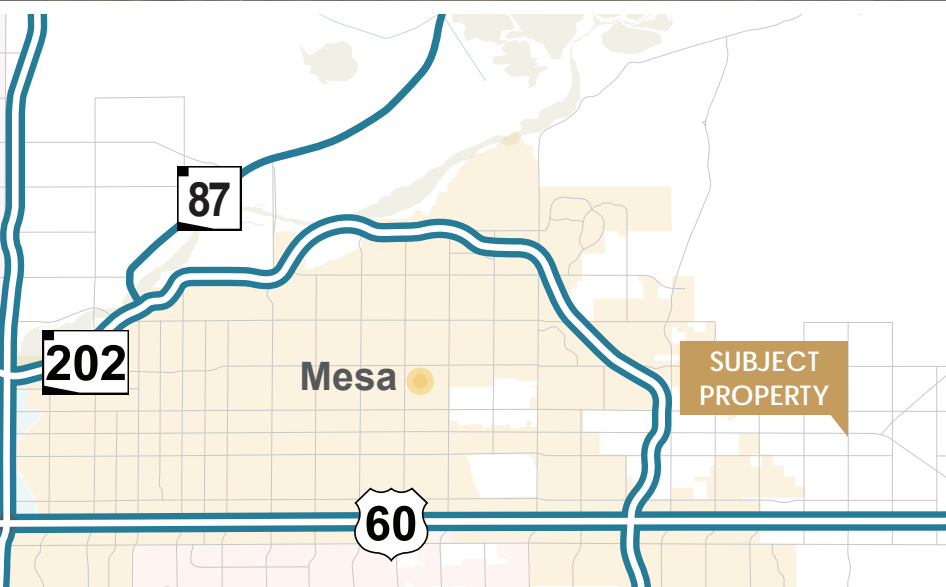
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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## PROPERTY OVERVIEW

|               |                               |
|---------------|-------------------------------|
| Building SF:  | Total SF - ±6,480 SF          |
| Asking Price: | \$750,000 (\$116 PSF)         |
| Cap Rate:     | 7%                            |
| APN:          | 101-09-120C                   |
| Type:         | Retail Center<br>Multi-Tenant |
| Year Built:   | 1974                          |
| Zoning:       | CB-2                          |
| Yard:         | Gated                         |

*\* Cap rate provided by owner and has not been independently verified.*

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## AVAILABILITY INFORMATION

Suites: 1 - 9

Leased: 70%

**\$5,753 Property Taxes**  
**Investment Sale with Upside Potential**



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 08 15 19



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