

**AVISON
YOUNG**



FOR SALE OR LEASE: Owner/User High-End Office Condo Opportunity in Beautiful Gold Canyon!

GOLD CANYON OFFICE SUITES

6772 S Kings Ranch Road | Gold Canyon, AZ 85118

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YEAR BUILT	2006
BUILDING SIZE	
Building D	7,463 SF
AVAILABILITY	7,463 SF
PURCHASE PRICE	\$1,267,000 (\$170.00/SF)
LEASE RATE	\$21.00/SF, Modified Gross (Net Electric & Janitorial)
ANNUAL INCREASES	Negotiable
TENANT IMPROVEMENTS	Negotiable
PARKING	6 Covered/Reserved
ZONING	CB-1, Pinal County
APN	104-12-065



PROPERTY HIGHLIGHTS

- Prime office building for sale
- Fronts Gold Canyon Golf Course
- Professionally managed Owner's Association
- Glass-enclosed private offices with golf course views
- Large kitchen/break room
- Built-in work stations
- Previously used as a boutique gym
- The property features a full set of men's and women's locker room facilities including showers and steam rooms
- Gold Canyon is a newer, well-maintained, unincorporated city in Pinal County
- Located about 40 minutes east of the Phoenix Sky Harbor International Airport
- Beautiful views of the Superstition Mountains

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it, it is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.

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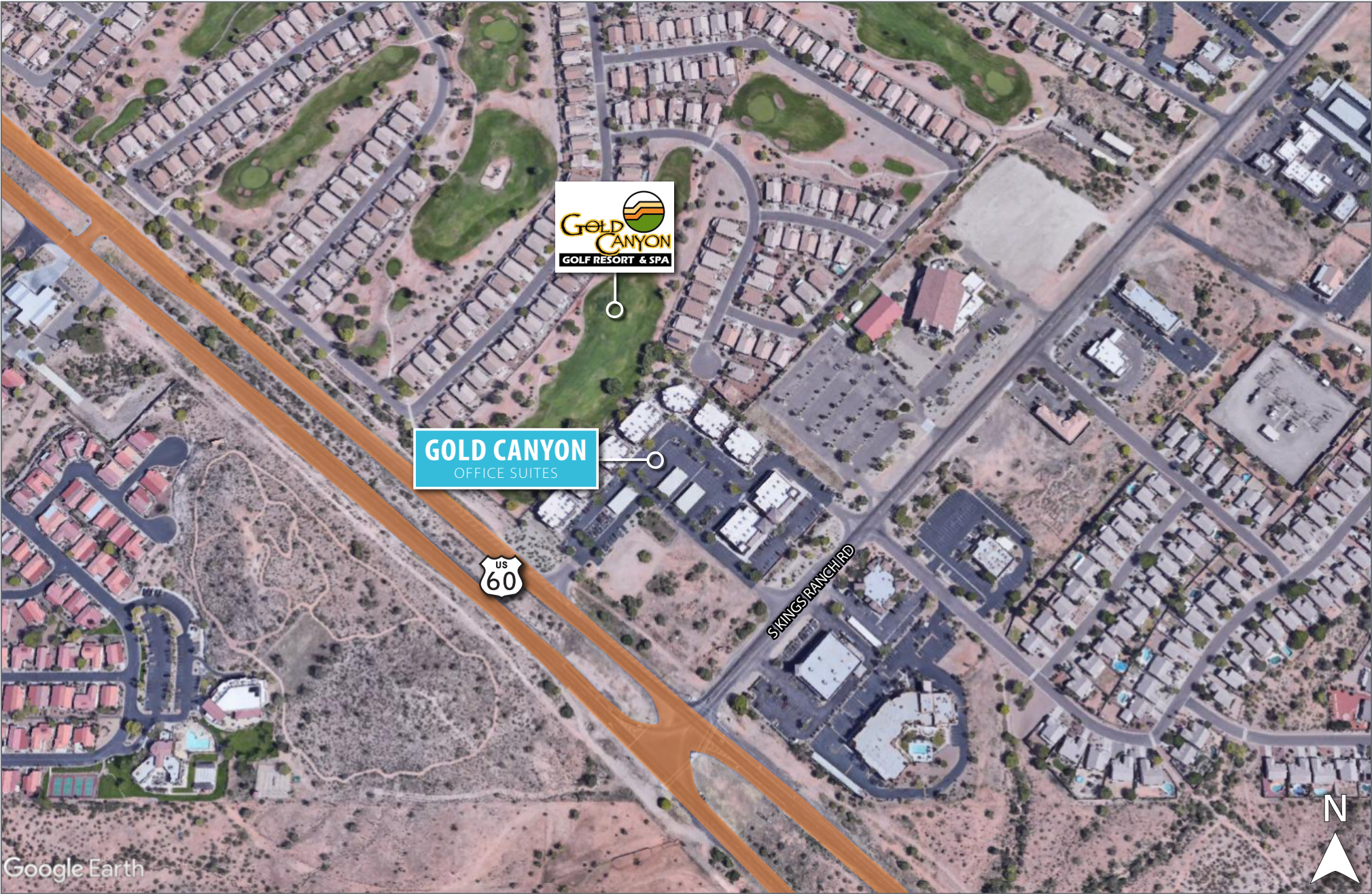
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