

**\$450K**  
**100% Leased**

# FOR SALE / 3,200 SF BLDG



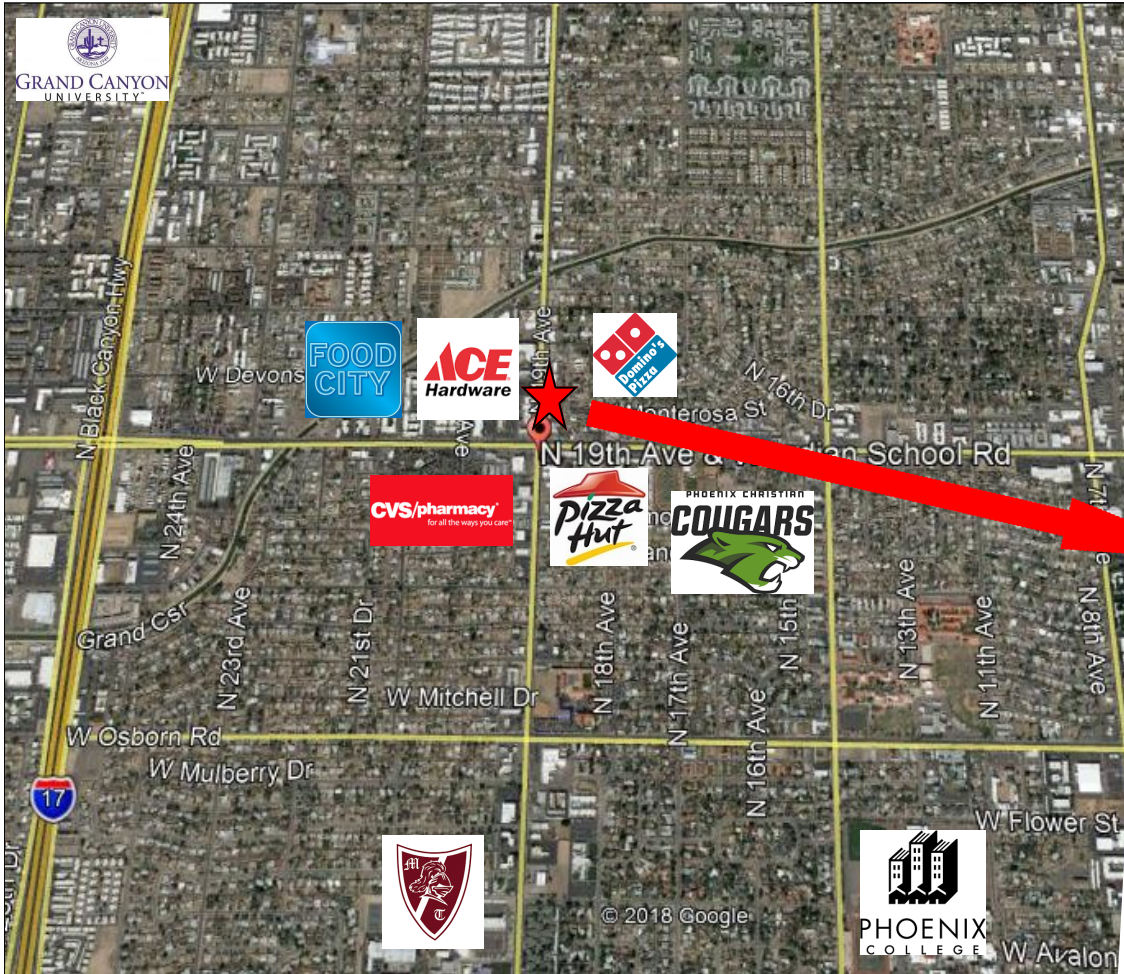
**Steve Fisher**  
 steve@fishercommercial.com  
**602-522-9100**  
 Fisher Commercial  
 2415 E. Camelback #700  
 Phoenix, AZ 85016

4125 N. 19th Ave Phoenix, AZ 85015

- Great User Building in The Encanto Area
- High Density Neighborhood
- Close to I-17 Freeway
- High Traffic Counts
- Great Visibility / Easy Access
- Close to Food City, Ace Hardware, Domino's, Midas, Phoenix Christian High School, Phoenix College, Metro Tech High
- Zoning C-2—City of Phx
- Land: Approx 9,657 SF

<b>POPULATION</b>	
37,700	1 Mile
188,900	3 Mile
514,200	5 Mile
<b>HOUSEHOLD INCOME</b>	
\$46,200	1 Mile
\$57,900	3 Mile
\$56,800	5 Mile
<b>TRAFFIC COUNTS</b>	
21,800 vpd	19th Ave
38,200 vpd	Indian School

Four (4) Tenants 8.5% CAP  
**Fully Leased Investment Property**



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**4125 N. 19th ave**

<u>Suite #</u>	<u>Tenant</u>	<u>SF</u>	<u>Rent</u>	<u>Type</u>	<u>Rate</u>	<u>Expiration</u>	<u>Rent Increases</u>	<u>Date</u>
Jan-00	Tattoo(4121)	800	950	Gross		1/31/2021		
2	Sports cards(4119)	750	938	Gross		9/30/2020	938	10/1/2019
3	Cupcakes(4117)	800	\$ 1,200.00	Gross		month to month		
4	Restaurant(4115)	850	\$1,350	Gross		month to month	out 2-28-20	
	TOTAL	3,200	4,438.00					
ANNUAL RENT	53,256.00							
<EXPENSES>	<\$14,000>(\$4/sf)							
NOI	\$ 39,256.00							
Value	450,000							