

FOR SALE OR LEASE | THE SHOPS AT EMERALD

1746 WEST RUBY DRIVE, SUITE 112

TEMPE, ARIZONA



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



FULLY AIR CONDITIONED

## FEATURES

- 5,976 SF Retail/Office Condo
- Fully Air Conditioned
- Showroom Lighting
- 18' Clear Height
- 23 Parking Spots
- 12' x 14' Truck Loading Door
- Community Truckwell
- Attractive Landscaping
- 2018 Property Taxes: \$9,689
- Insurance/CAM: \$7,500
- Lease Rate: \$6,000/Month NNN
- **\$800,000 (\$134/SF) CASH**

Rick Robertson

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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