

# Duskfire Professional Center

1 & 51 W. Elliot Rd | Tempe, AZ 85283

# FOR SALE



## Property Features

- ± 24,356 SF Multi-Tenant Office Project
- ± 1.96 Acre of Land
- Monument Signage
- Vacancy: 30%
- Zoning: R-O, City of Tempe
- 3.7:1,000 Parking Ratio
- Recent renovations include: New roof, Parking slurry, New Stucco, New fascia, & Tenant Improvements
- Sale Price: \$2,640,000 or \$110 psf

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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Effective: 11 08 17

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### Actual:

### Pro-Forma:

Gross Income: \$276,734.12

Gross Income: \$389,657.54

Expenses: \$125,737.50

Expenses: \$125,737.50

Net Income: \$150,996.62

Net Income: \$263,920.04

Purchase Price: \$2,640,000.00

Purchase Price: \$2,640,000.00

Vacancy: 30%

Vacancy: 0%

Cap Rate: 6.3%

Cap Rate: 9.9%

\*assuming lease up at \$17.50 psf/fs/yr

For More Information,  
Please Contact:

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