

FOR SALE

MATT'S BIG BREAKFAST

825 N. 1ST STREET
PHOENIX, AZ 85004



PROPERTY HIGHLIGHTS

Current Tenant (Matt's Big Breakfast) has lease through December 31, 2022.
Current lease is NNN. Current monthly base rent \$3,958.33. Annual rate \$19.00/SF NNN.

- + **Redevelopment Opportunity with Income**
- + **Price:** \$1,250,000.00
- + **Building Size:** ±2,500 SF
- + **Lot Size:** ±7,000 SF
- + **Assessor's Parcel Number:** 111-43-048
- + **Zoning:** City of Phoenix DTC-W-EV
- + **2018 Property Taxes:** \$12,776.78



CONTACT US

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MAP



SITE OUTLINE NOT TO SCALE

Demographics	1 Mile	3 miles	5 miles
Daytime Employment	71,060	201,086	351,530

*SOURCE: Co-Star

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