



INDUSTRIAL AVAILABLE FOR SALE

4223 W CLARENDON AVE | PHOENIX, AZ

INDUSTRIAL BUILDING
AVAILABLE FOR SALE

±3,600 SF BUILDING
ZONED A-1, CITY OF PHOENIX

LOCATED CLOSE TO US-60, I-10, & I-17
EXISTING INCOME IN PLACE THRU 2/28/23

SALE PRICE
\$360,000.00

EXCLUSIVE CONTACT

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CPI PAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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INDUSTRIAL AVAILABLE FOR SALE

PROPERTY OVERVIEW

| | |
|--------------------|-------------------------------|
| Building Size: | ±3,600 SF |
| Lot Size: | ±0.25 Acres (±10,890 SF) |
| Sale Price: | \$360,000.00 (\$100 PSF) |
| Sale Type: | Investment or Owner/User |
| APN: | 107-21-002S |
| Floors: | 1 |
| Zoned: | A-1, City of Phoenix |
| Built In: | 1965 |
| Clear Height: | 10' |
| Grade Level Doors: | 1 (8'x10') |
| Power: | est. 400 A 120-208 V 3 Ph |

100% Cooled Warehouse

~30% Office

Reception (1)

Offices (1)

Restrooms (2)



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DEMOGRAPHICS

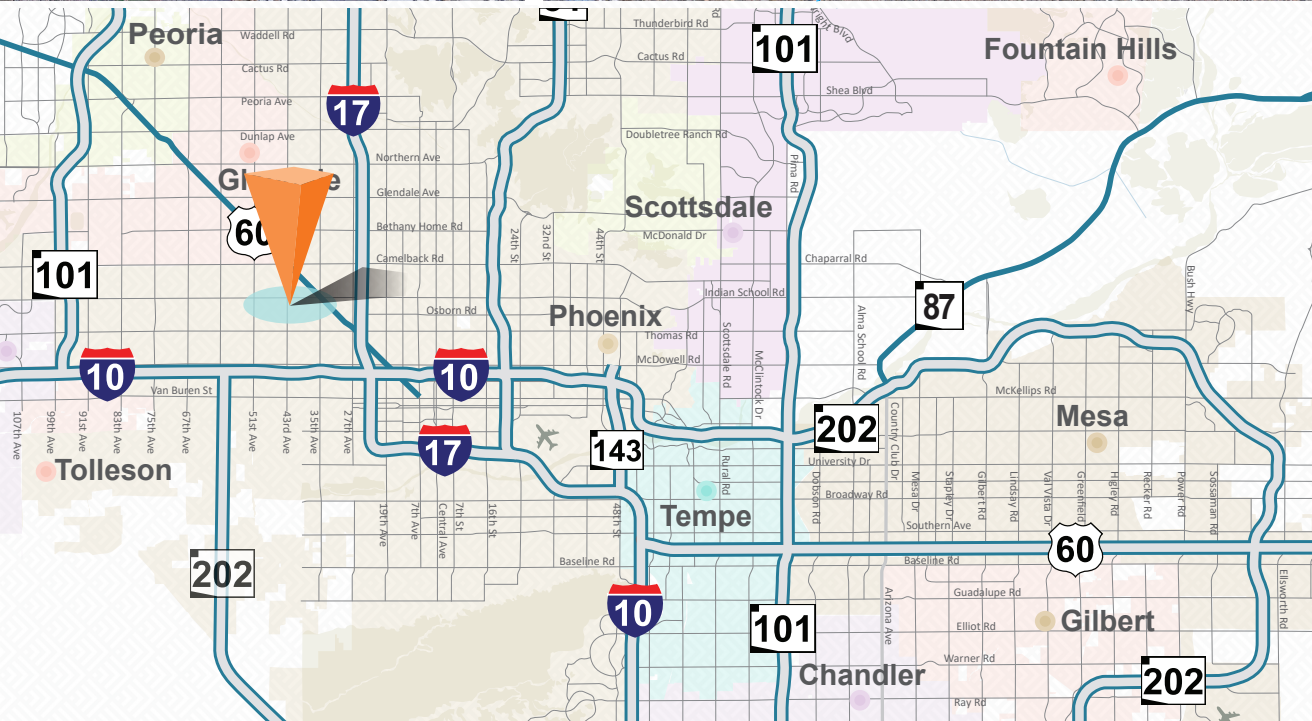
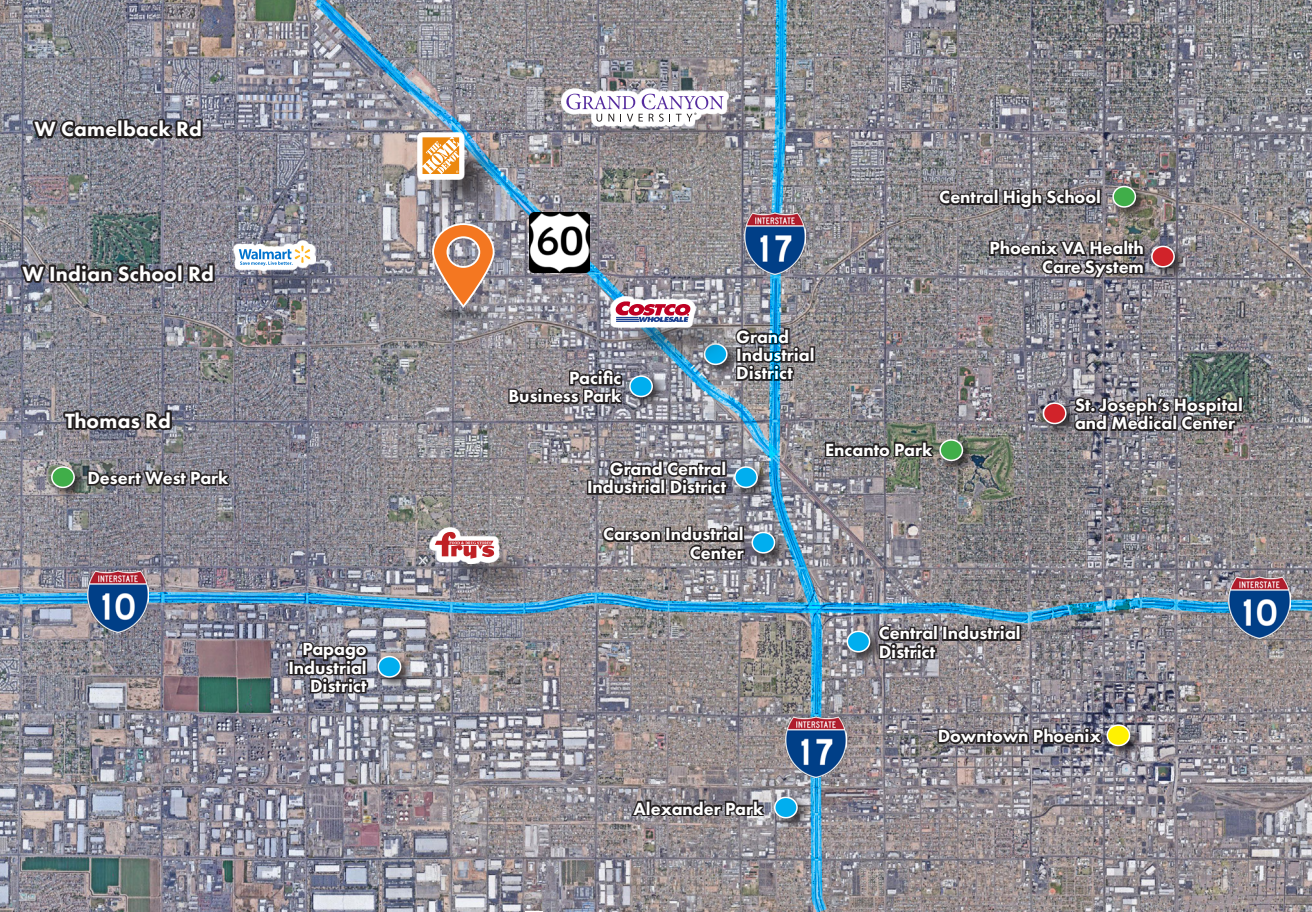
POPULATION
19,980 (1M)
211,439 (3M)
503,674 (5M)



HOUSEHOLDS
5,155 (1M)
57,042 (3M)
152,928 (5M)



AVG HH INCOME
\$34,372 (1M)
\$34,820 (3M)
\$38,743 (5M)



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4223 W. Clarendon Proforma

| INCOME | Current | 3/1/21 | 3/1/22 |
|----------------------------------|---------------------|--------------------|--------------------|
| Gross Rental Income | \$31,623.36 | \$32,571.96 | \$33,549.12 |
| TOTAL INCOME | \$31,623.36 | \$32,571.96 | \$33,549.12 |
| OPERATING EXPENSES | | | |
| Taxes | \$4,490.72 | \$4,490.72 | \$4,490.72 |
| Insurance | \$1,976.00 | \$1,976.00 | \$1,976.00 |
| Maintenance and Repairs | \$1,800.00 | \$1,800.00 | \$1,800.00 |
| TOTAL OPERATING EXPENSES: | \$8,266.72 | \$8,266.72 | \$8,266.72 |
| NET OPERATING INCOME: | \$23,356.64 | \$24,305.24 | \$25,282.40 |
| CAP RATE: | 6.49% | 6.75% | 7.02% |
| SALES PRICE: | \$360,000.00 | | |
| SQUARE FOOTAGE: | 3,600 | | |
| PRICE PER SF: | \$100.00 | | |

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PROFORMA

Existing Income In Place Thru 2/28/23

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