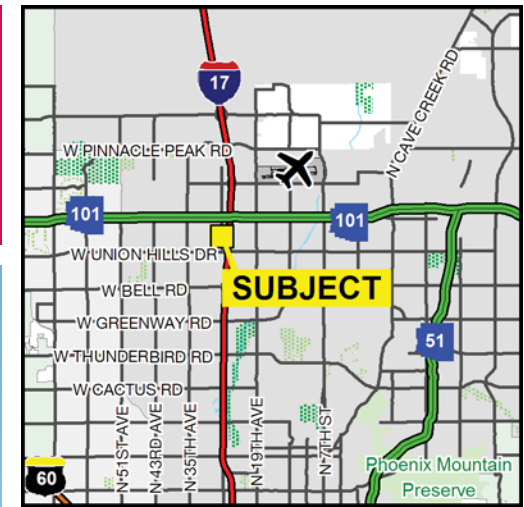


Net Leased Investment (Sportsman's Warehouse) 19205 N 27th Avenue Phoenix, Arizona

SALE / LEASEBACK



Investment Opportunity

- Lease Type: Absolute NNN
- Ten (10) Year Lease Term with Four (4), Five (5) Year Options to Renew
- Building Size: Approx 48,667 SF
- Lot Size: ± 4.53 Acres (197,351 SF)
- Year Built: 2005
- Capitalization Rate: 8.5% on 1st Five (5) Years
- Zoning: C-2 - City of Phoenix
- 120 Parking Spaces

Sale Price
\$7,200,000

NAI Horizon

Commercial Real Estate Services, Worldwide.

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Net Leased Investment (Sportsman's Warehouse) 19205 N 27th Avenue Phoenix, Arizona

Fee
Simple
Investment

Highlights

- Absolute Triple Net (NNN) Lease
- New Long Term Lease - 10 Years with Four (4), Five (5) Year Renewal Options
- Five Percent (5%) Rent Increases Every Five Years
- Located 1/2 Mile from a Full Diamond Interchange (I-17)
- 1 Mile from Loop 101
- Part of Yorkshire Crossing Shopping Center
- Close Proximity to Restaurants, Shopping, Hospitals and Hotels



Aerial Map



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