

1514 N Zaragoza RD, Bldg B



Mountain Property Realty, LLC



Fully leased office building for SALE!

This fantastic investment opportunity is located in a lovely, well maintained 12 acre master planned commercial subdivision, and a part of a condominium owner's association. This property has not been on the market in nearly 15 years. All leases are modified gross with pass thru's to tenants on expenses.

FINANCIAL INFORMATION

Rental Income	\$124,955
CAM Income	\$52,748
Total	\$177,703
CAM Expense	(\$52,748)
Net Operating Income	\$124,955

RENT ROLL

SUITE	AREA (SF)	\$/SF	ANNUAL	START TERM
Suite B-1	2,415 sf	\$21.25	\$51,318	9/25/23 - 8/31/28
Suite B-2	1,620 sf	\$21.25	\$34,425	7/1/24 - 6/30/29
Suite B-3	2,097 sf	\$22.88	\$47,985	2/1/25 - 1/31/27
Suite B-4	1,668 sf	\$21.25	\$35,445	12/1/23 - 11/30/26

PROPERTY OVERVIEW

Medical & Traditional Office	Refrigerated Air
7,800 sq. ft.	Covered Parking
7.30% CAP	AADT 23,521
Private Entrances	

*AADT = Annual Average Daily Traffic

LANDLORD

- ✓ Water
- ✓ Sewer
- ✓ Trash

TENANT

- ✓ Electric
- ✓ Gas
- ✓ Telephone
- ✓ Internet
- ✓ Cable

DEMOGRAPHICS

Population & People	Business & Economy	Income
105,150 Total Population	2,079 Total Employer Establishments	\$64,958 Median Household Income

OFFERED AT

\$1,711,000



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Book in a Quick Call

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