

1444 W BETHANY HOME

1444 W Bethany Home Road, Phoenix, AZ 85013



OFFERING SUMMARY

SALE PRICE:	\$650,000
CAP RATE:	2.31%
NOI:	\$15,000
LOT SIZE:	11,280 SF
YEAR BUILT:	1971
BUILDING SIZE:	3,340
MARKET:	Phoenix
PRICE / SF:	\$194.61

PROPERTY OVERVIEW

This is a great opportunity, Currently a Doctors office

PROPERTY HIGHLIGHTS

- Corner lot facing Bethany home road and 15th avenue
- Currently a doctors office only 1/2 mile to Abrazo Hospital
- Fantastic opportunity

KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

ANDREW MONAGHAN
Associate Broker
O: 602.308.4660
C: 602.541.9416
andrew@themonaghanguroup.com
AZ #BR526609000

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE

1444 W BETHANY HOME

1444 W Bethany Home Road, Phoenix, AZ 85013



KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

ANDREW MONAGHAN
Associate Broker
O: 602.308.4660
C: 602.541.9416
andrew@themonaghanguroup.com
AZ #BR526609000

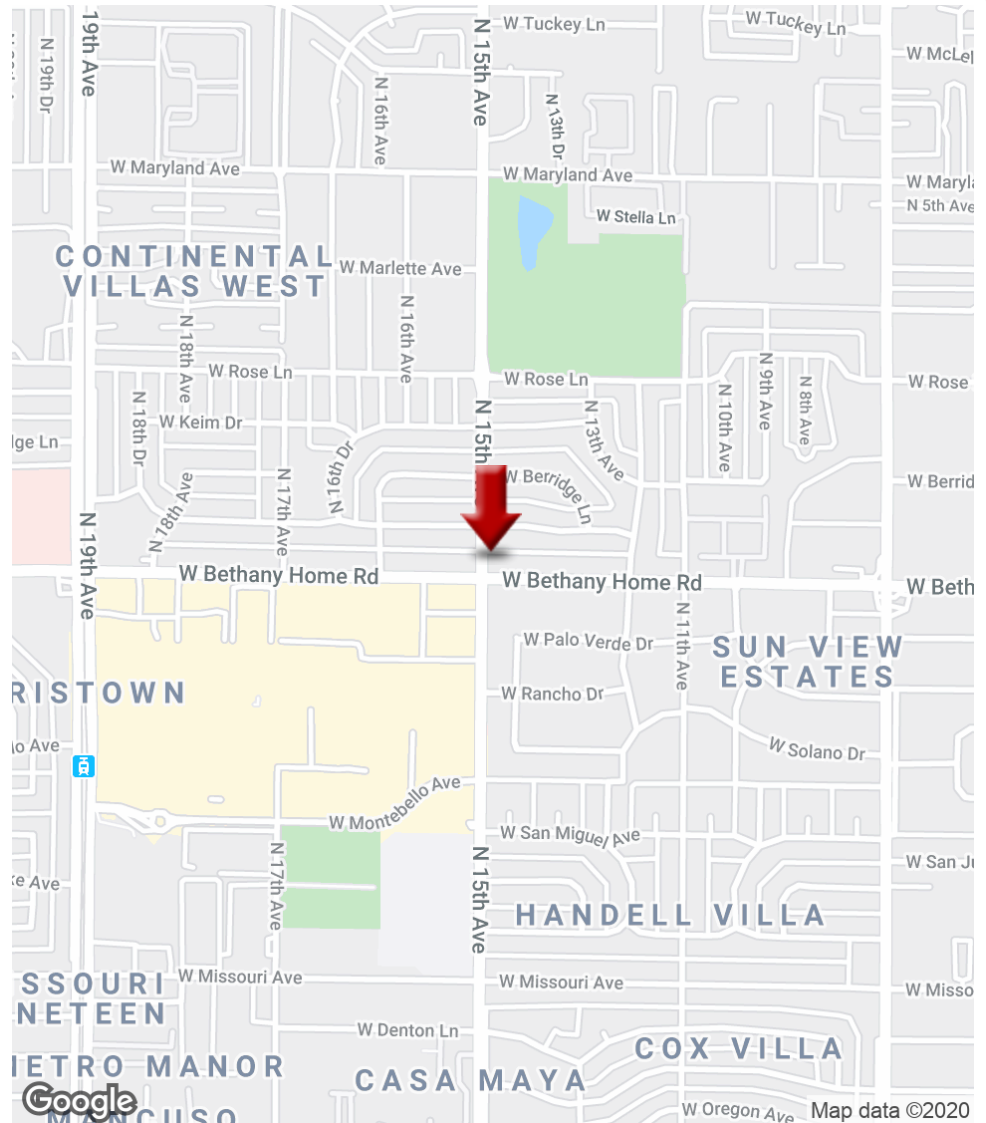
Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



1444 W BETHANY HOME

1444 W Bethany Home Road, Phoenix, AZ 85013



KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

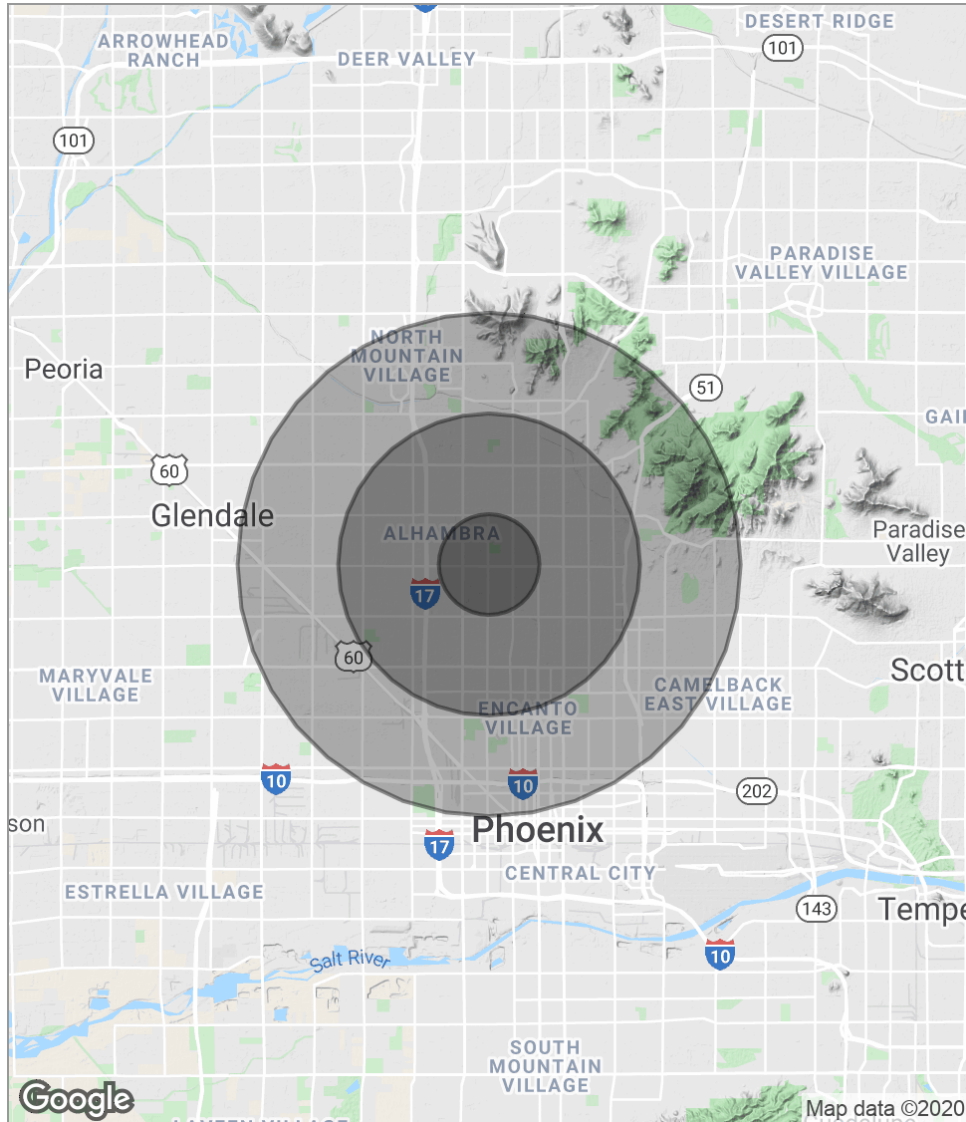
ANDREW MONAGHAN
Associate Broker
O: 602.308.4660
C: 602.541.9416
andrew@themonaghanguroup.com
AZ #BR526609000

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1444 W BETHANY HOME

1444 W Bethany Home Road, Phoenix, AZ 85013



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,195	188,749	420,702
Median Age	35.2	33.5	32.7
Median Age (Male)	35.4	33.3	32.1
Median Age (Female)	35.3	33.9	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,289	73,153	160,340
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$57,396	\$57,279	\$55,460
Average House Value	\$323,412	\$336,703	\$285,463

* Demographic data derived from 2010 US Census

KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

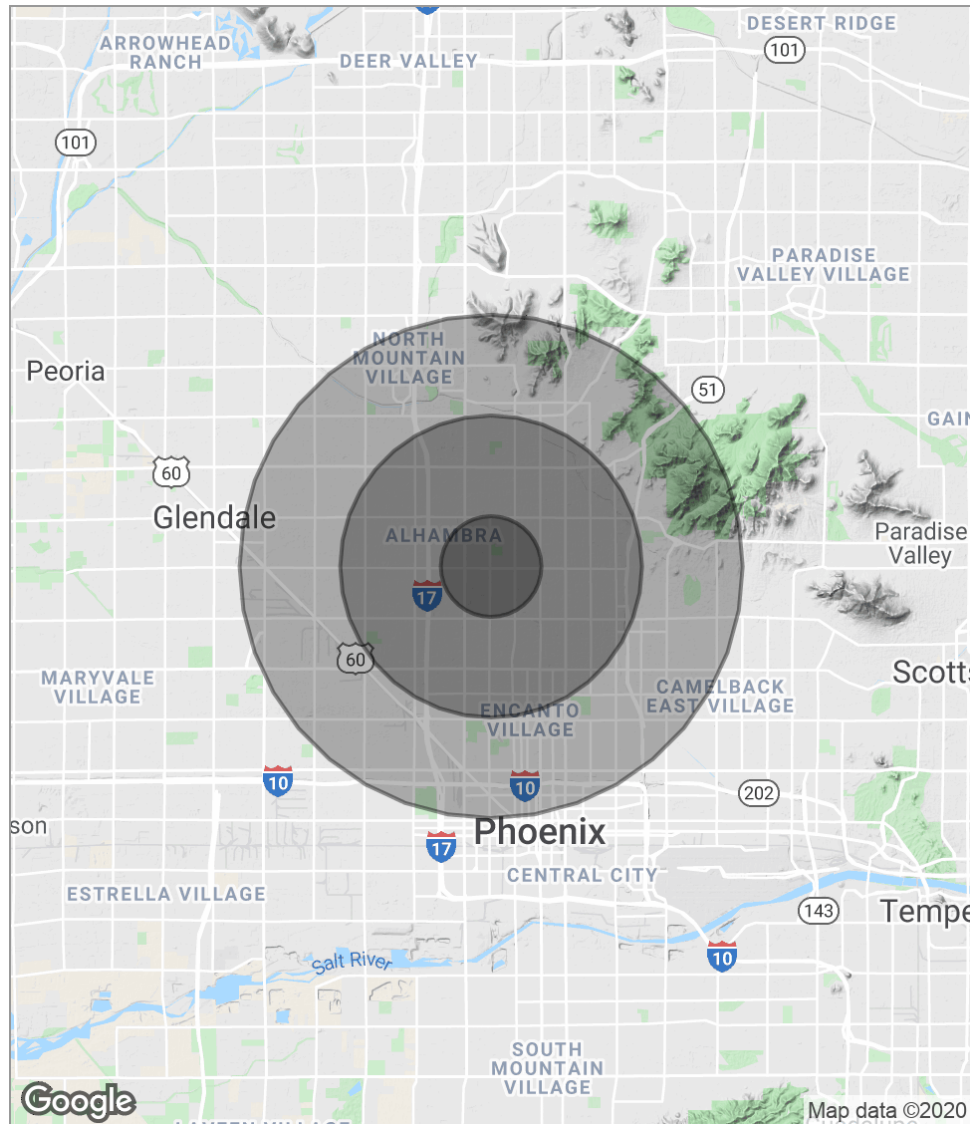
ANDREW MONAGHAN
Associate Broker
O: 602.308.4660
C: 602.541.9416
andrew@themonaghanguroup.com
AZ #BR526609000

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1444 W BETHANY HOME

1444 W Bethany Home Road, Phoenix, AZ 85013



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,195	188,749	420,702
Median Age	35.2	33.5	32.7
Median Age (Male)	35.4	33.3	32.1
Median Age (Female)	35.3	33.9	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,289	73,153	160,340
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$57,396	\$57,279	\$55,460
Average House Value	\$323,412	\$336,703	\$285,463

* Demographic data derived from 2010 US Census

KW COMMERCIAL
7025 W. Bell Rd., #10
Glendale, AZ 85308

ANDREW MONAGHAN
Associate Broker
O: 602.308.4660
C: 602.541.9416
andrew@themonaghanguroup.com
AZ #BR526609000

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.