



5% SELLER FINANCING AVAILABLE

760-778 W Wickenburg Way

Wickenburg, Arizona 85390 | MLS #6980540

PRICE REDUCED
\$2,295,000



QUALIFIED OPPORTUNITY ZONE | NATIONAL NNN TENANT | SIX APARTMENTS | EXCESS LAND

CURRENT ANNUALIZED

5 OF 6 APARTMENTS OCCUPIED

EGI	EXPENSES	NOI	CAP RATE
\$160,457	\$38,803	\$121,654	5.30%

PRO FORMA

PROJECTED - BUYER TO VERIFY

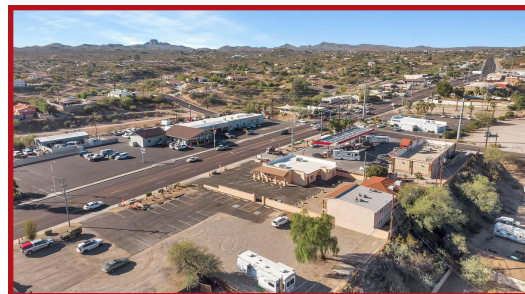
EGI	EXPENSES	NOI	CAP RATE
\$187,799	\$40,758	\$147,041	6.41%

INVESTMENT OVERVIEW

Mixed-use investment combining two NNN-leased commercial buildings, six one-bedroom apartments and excess land within a Qualified Opportunity Zone along Wickenburg's primary commercial corridor.

KEY INVESTMENT HIGHLIGHTS

- National ambulance company on NNN lease through November 30, 2028
- Contractual 3% annual rent increases
- Two additional 5-year lease extension options
- Tenant reimburses property taxes and insurance
- Six one-bedroom apartments: five occupied and one available
- Three parcels totaling approximately 0.92 acre
- Two commercial buildings plus apartment component
- Excess land offers future development or expansion potential



SELLER FINANCING

**5% INTEREST | 25-YEAR AMORTIZATION
5-YEAR TERM**

Subject to seller approval and final documentation.

PROPERTY DETAILS

6,182 SF | 3 PARCELS | 0.92 ACRE | US 60 FRONTAGE

Information is for marketing purposes only. Buyer must independently verify all material facts, figures, leases, occupancy, zoning and financial assumptions. This is not legal, tax, financial, appraisal or investment advice.

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Property details - virtual tour - due diligence
MAKE THE MARKET WORK FOR YOU