

100% LEASED MULTI-TENANT OFFICE BUILDING FOR SALE



10240 W. BELL ROAD

Sun City, AZ 85351

ERIC FERBER, CCIM

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ROD CROTTY

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602.386.1225 (D)
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*** Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the same State of Arizona and are acting as owner/agent**

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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PROPERTY DESCRIPTION

Property:	Single Story Multi-Tenant Office - 100% Leased
Building Size:	18,046 +/- SF
Site:	99,912 +/- SF (2.294 +/- Acres) (18% Coverage)
Parking:	98 Spaces (Includes 30 Covered Spaces) (5.4:1000/SF+/-)
Construction:	Masonry Block - Stucco Finish
Year Built:	1975
Zoning:	C-2 - Maricopa County
Occupancy:	100%

Sales Price:	\$2,900,000.00 (\$160.70/SF)
Cap Rate:	8%

FEATURES

- Bell Road Frontage
- Fire Sprinklered
- Monument Signage on Bell Road
- Billboard Sign Income
- (The Lamar Companies has a Billboard sign lease at the property)
- Strong parking ratio
- Approximately 2.5 miles off 101 & Bell Road Freeway Exit

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INCOME & EXPENSE SUMMARY

GROSS ANNUAL SCHEDULED RENT:	\$408,671
RECOVERED EXPENSES:	\$2,153
COVERED PARKING INCOME:	\$1,680
BILLBOARD SIGN INCOME:	\$24,000
DONATION BINS:	\$3,000
ADJUSTED GROSS INCOME:	\$439,504
LESS ESTIMATED EXPENSES:	
PROPERTY TAXES (2025):	(\$19,733)
INSURANCE:	(\$2,841)
MANAGEMENT @ 4%:	(\$17,580)
COMMON AREA MAINTENANCE:	(\$12,699)
LANDSCAPING (3 YEAR AVERAGE):	(\$19,668)
LOT SWEEPING:	(\$827)
PEST CONTROL:	(\$2,110)
HOUSE ELECTRIC:	(\$4,035)
GAS:	(\$2,500)
WATER/SEWER:	(\$9,228)
FIRE PROTECTION:	(\$1,958)
TRASH:	(\$1,211)
MISC. EXPENSES:	(\$2,343)
JANITORIAL:	(\$10,863)
JANITORIAL SUPPLIES (3 YEAR AVERAGE):	(\$3,115)
SUITE ELECTRIC:	(\$34,878)
HVAC SERVICE/REPAIRS (3 YEAR AVERAGE):	(\$20,846)
INTERIOR REFURBISHING:	(\$20,629)
MISC. REPAIRS/MAINTENANCE AND ROOF PM:	(\$20,249)
EXPENSE SUBTOTAL:	(\$207,313)
(\$11.49/SF)	
ESTIMATED NET OPERATING INCOME:	\$232,191

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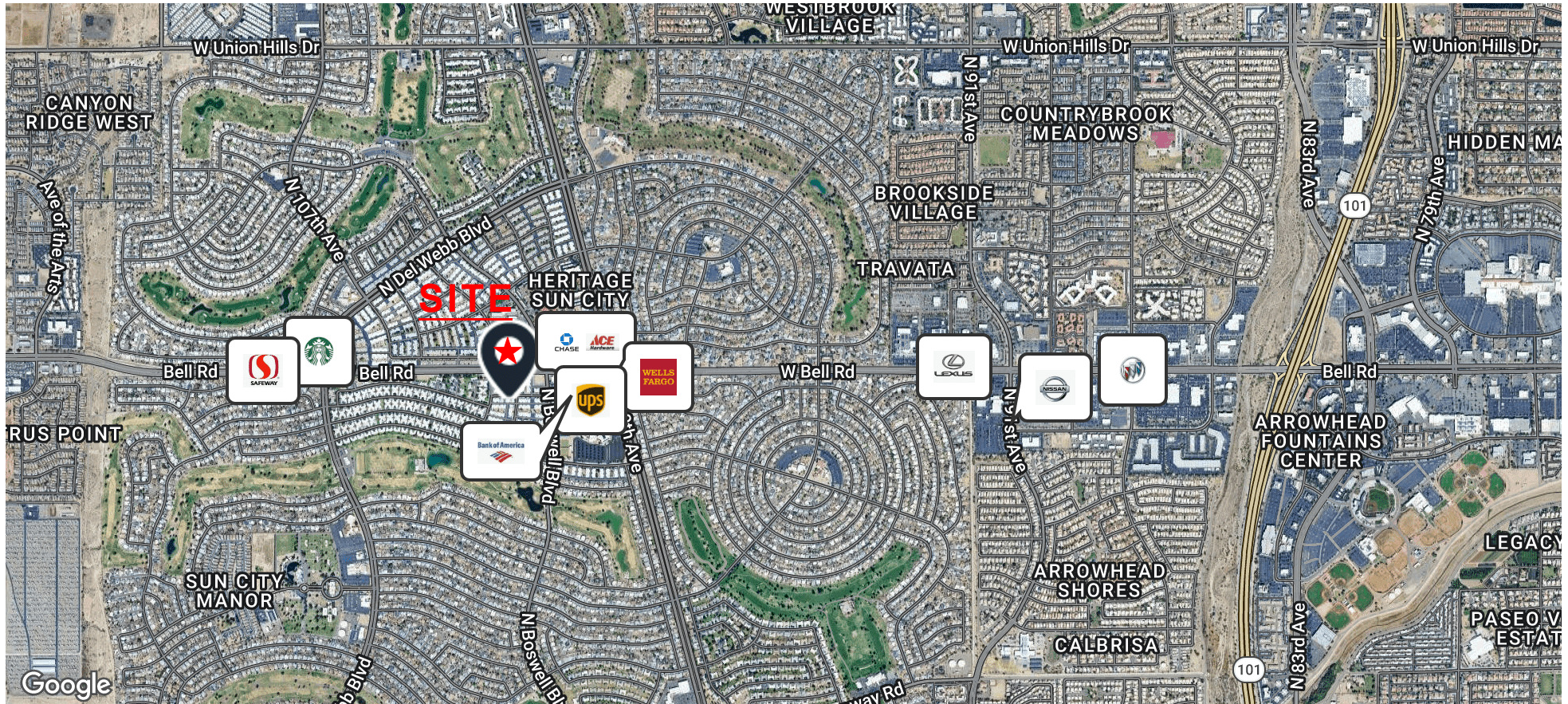
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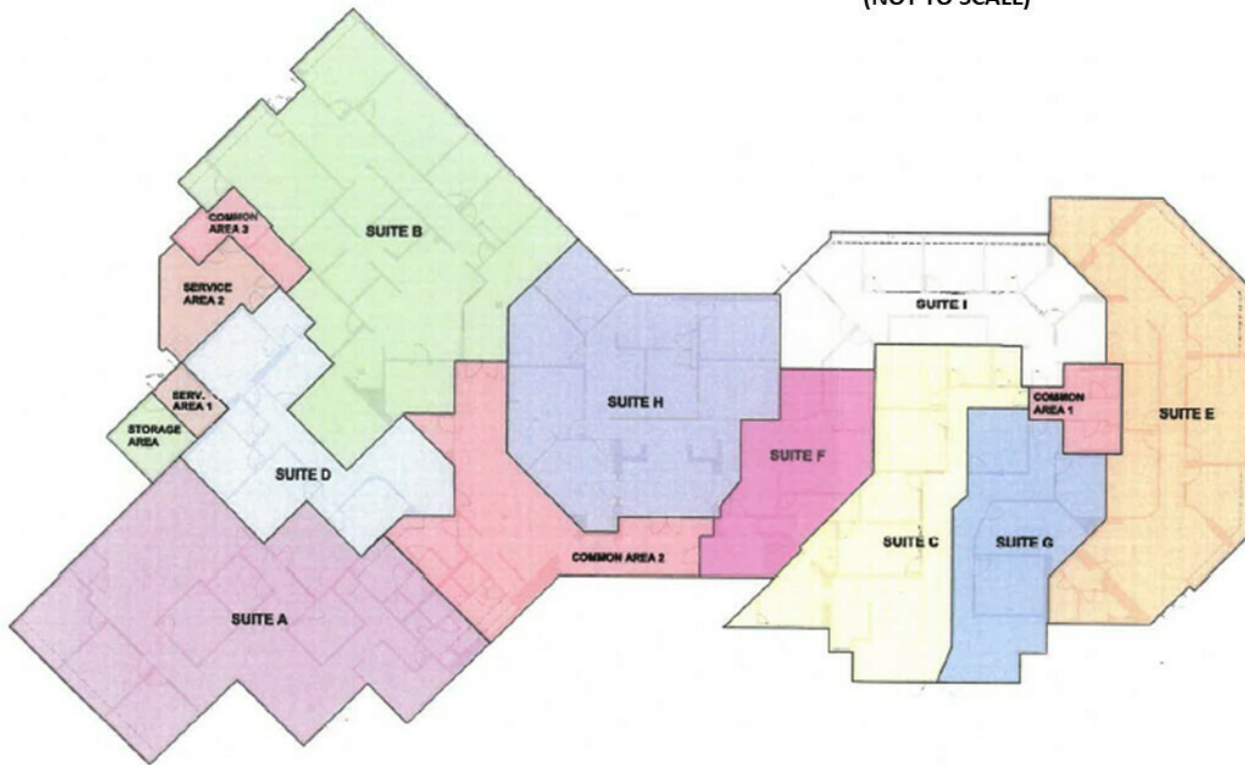
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FLOOR PLAN
(NOT TO SCALE)



SUITE #	SQ FT - RENTABLE SPACE
SUITE A	2,806 +/-
SUITE B	3,394 +/-
SUITE C	1,854 +/-
SUITE D	1,678 +/-
SUITE E	2,271 +/-
SUITE F	925 +/-
SUITE G	1,275 +/-
SUITE H	2,371 +/-
SUITE I	1,472 +/-

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TENANT PROFILES



At SYNERGY HomeCare, we build connections and forward momentum in people's lives. We call it the Synergy Effect. We believe our purpose is to provide the best care possible. Equally important is helping people feel, see and experience more in their lives. Whether your loved one needs a little bit of help or a lot, the care they receive compassionately serves their immediate needs. But it can also have long-lasting effects that improve their lives in ways they never expected.



No matter the size or complexity of your project, Safe Site delivers accurate underground locating and hydrovac services you can rely on. Our certified technicians combine advanced technology, proven processes, and years of hands-on experience to keep your construction safe, on schedule, and on budget. From municipal infrastructure to industrial sites, we provide fast, efficient, and non-destructive solutions that help your team make informed decisions and prevent costly surprises.



David J. Dobrusin CPA PLLC is a verified accounting firm, offering accounting and tax preparation services to customers and small business owners located in and around Sun City, Arizona. David J. Dobrusin CPA PLLC is a CPA directory verified accounting firm, licensed to practice in the state of Arizona. The requirements for licensure in Arizona ensure that David J. Dobrusin CPA PLLC maintains the highest standard of knowledge and ethics when operating as an accounting firm. Accounting firms may provide services in private industry, education or government, and are often considered experts in tax preparation. David J. Dobrusin CPA PLLC can help you with tax preparation services, consulting, business planning and auditing.

American Legend Logistics LLC

Subsidiary of Legend Produce, one of the largest growers and distributors of Melons in the United States over the last 25+ Years.

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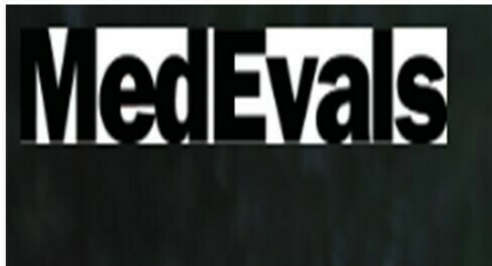
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MedEvals' sole focus is serving veterans and reservists, performing evaluative services on behalf of Veteran Benefits Administration contractors. MedEvals manages locations in Arizona, California, Colorado, Kansas, Montana, Nevada, Utah, and Washington. We are proud of our mission to serve the veteran population and excelling in the timeliness, accuracy, and thoroughness of the evaluations



At Sanity Center, our mission is to make mental health care accessible and welcoming for all in Arizona. We're committed to breaking down barriers and demonstrating that therapy is a valuable resource for anyone seeking support. Whether you're seeking help with things from the past, current life challenges or looking for personal growth, we offer compassionate, personalized care to guide you on your journey. At Sanity Center, we're here to help you feel better and thrive in your own way.



Restore Wellness Center was founded on Restoring patients to a quality of life they may have thought unattainable. Restore Wellness Center treats Neuropathy, Pain Management, Immunotherapy and others.

Dr. Greg Curtis Mcwhorter, DC

Dr. Mcwhorter graduated from the Palmer College of Chiropractic in 1989. He works in Sun City, AZ and specializes in Chiropractor.

Hahn Law Office, P.C.

Hahn Law Office, P.C. is a law firm with 2 office locations, including an office in Sun City, AZ. At this office location, there are 3 lawyers practicing estate planning, probate, contested wills and 14 other areas of law.

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