

7210 N 16TH ST



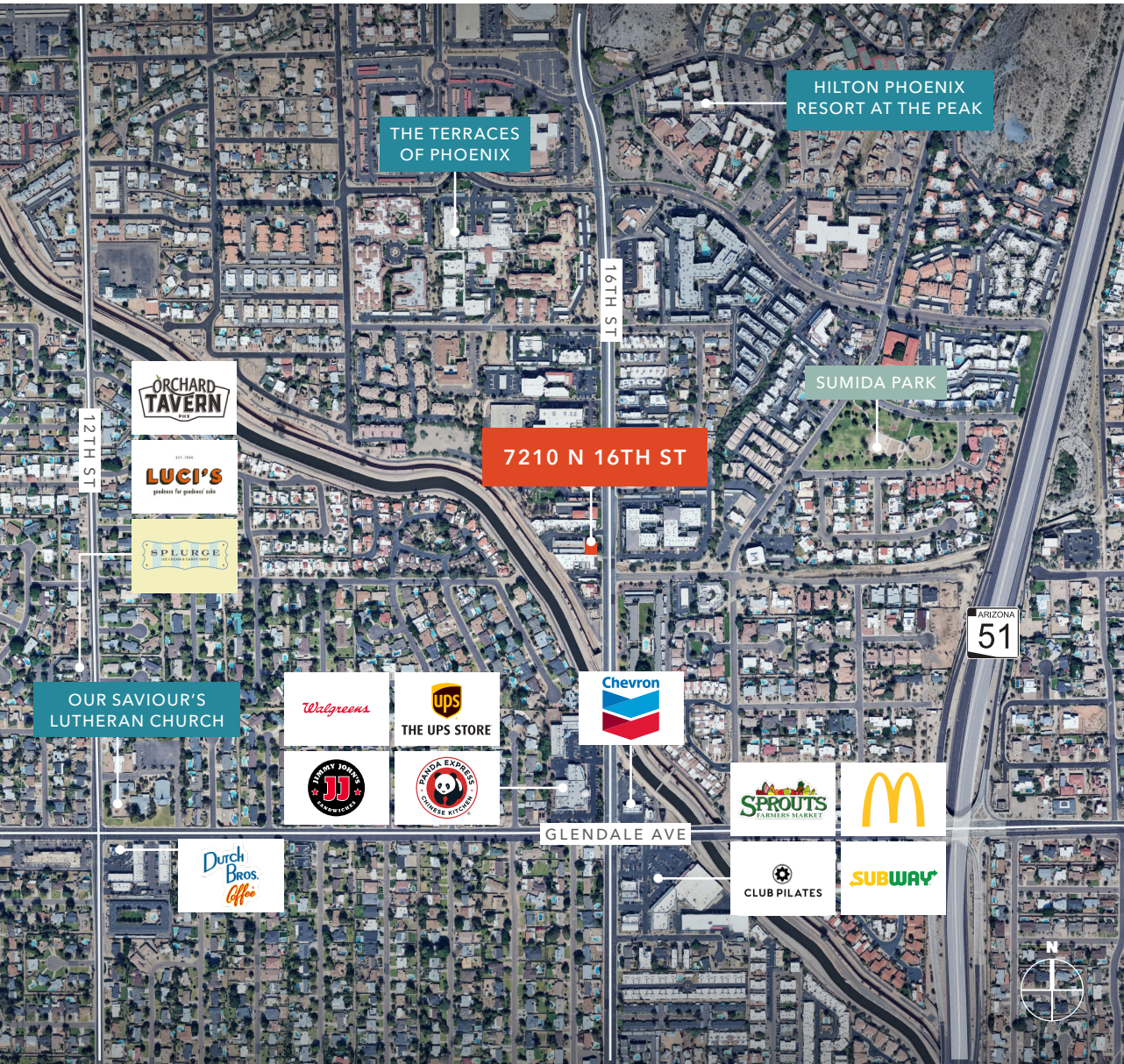
FOR SALE

*Stand Alone ±6,106 SF Professional Office Building For
Sale in Phoenix, Arizona*

PHOENIX, AZ 85020

KURT KERNER
858.964.8019
kurt.kerner@kidder.com

CONNOR MALONEY
602.809.2284
connor.maloney@kidder.com



A $\pm 6,016$ SF stand alone professional office building with the ability to occupy in its entirety, or lease out to multiple tenants.

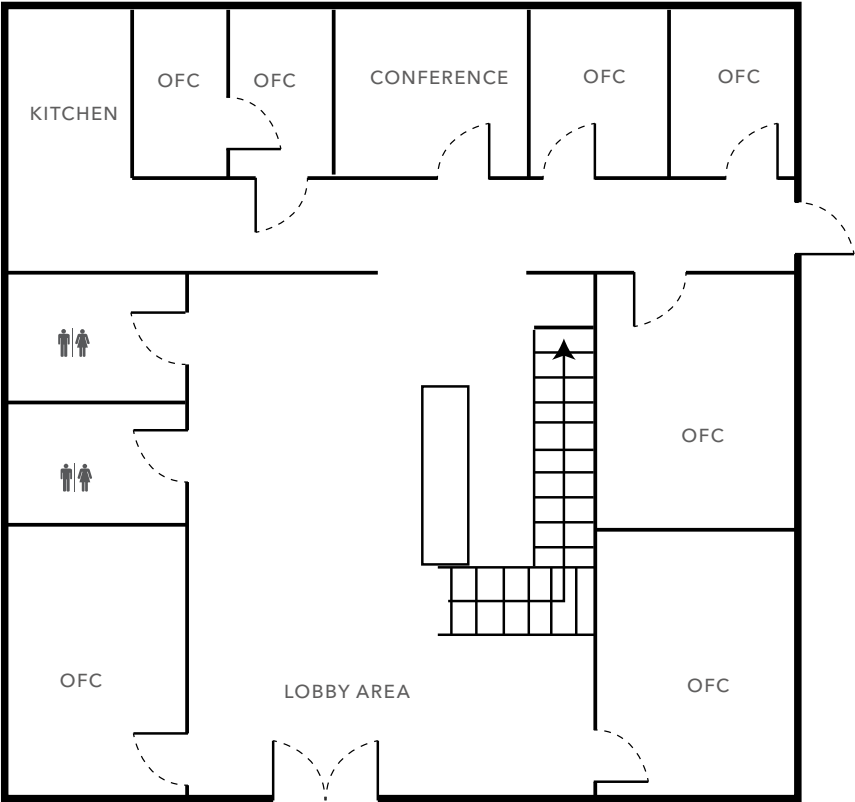
SALES PRICE	\$325/SF ; \$1,955,200
PROPERTY SIZE	6,016 SF
SIGNAGE	Monument and Building
USE	Owner/User or Investment
STORIES	2
TYPE	Office
YEAR BUILT	1985
ZONING	C-O
STRUCTURE	Concrete
APN	160-25-198D & 160-25-199A

\$1,955,200
SALE PRICE

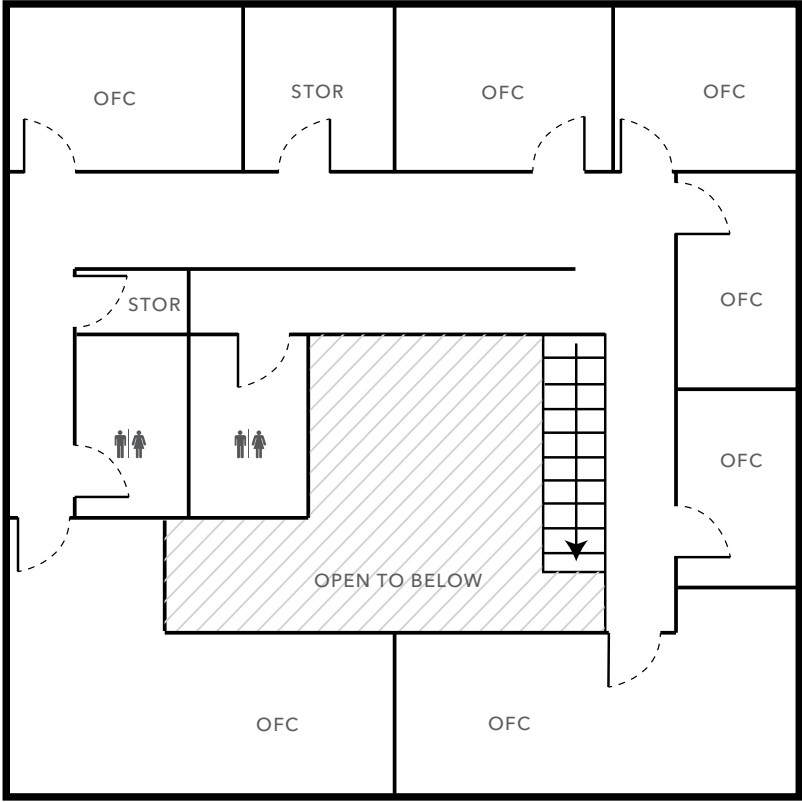


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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FINANCIAL SUMMARY (ESTIMATED)

PROPERTY SIZE	6,016 SF
PRICE / \$/SF	\$1,955,200 (\$325)
DOWN PAYMENT (10%)	\$195,520
LOAN (90%)	\$1,760,000

INTEREST RATE TERM (504 SBA LOAN)	6.25% / 25 years
MONTHLY PAYMENT	\$11,608.00
ANNUAL PAYMENT	\$139,296
TOTAL ANNUAL COST PSF	\$23.15/ NNN



Exclusively listed by

KURT KERNER

Associate Vice President

602.513.5171

kurt.kerner@kidder.com

CONNOR MALONEY

Associate Vice President

602.513.5152

connor.maloney@kidder.com

KIDDER.COM

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