



Industrial Investment 6.75% Cap Rate
Flex Investment Property

FOR SALE \$1,400,000

+/- 6,279 SF

5541 N. 59th Ave., Glendale AZ 85301

www.DavisCREAZ.com



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Sale Lease Back

- **TERM:** 5 Years
- **RATE:** \$15.00 NNN
- **NOI:** \$94,185 Annual
- **RENEWAL:** One 5 Year Term
 - Lease signed upon closing
 - Personal guarantee
 - No Landlord responsibilities



Location

- Centrally located on the West side.
- 22,897 VPD on 59th Ave. - Street visibility
- Convenient access to U.S. 60 and I-10



Property

- Zoned C-C / C-2, City of Glendale
- Fenced yard! Large areas are covered by canopies.
- +/-2,457 SF AC Cooled showroom/office
- +/-1,638 SF AC Cooled open work area/showroom
- +/-2,184 SF insulated Evap. Cooled warehouse
- Plus: +/- 480 SF 3 shipping containers - bonus storage
- 12 convenient front parking spaces
- Plentiful secured parking behind gated/fenced buildings
- Monument signage





About The Business

The House of Canvas and Fine Wrought Iron LLC is a premier custom awning and wrought iron manufacturer proudly serving Arizona since 1972. The McDonald family purchased the business ten years ago and continues the family owned and operated tradition. The House of Canvas has a commitment to quality, customer service, and integrity. Everything is done in-house by family and staff.

For additional information on the tenant, please review their website: www.TheHouseofCanvas.com



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252,136
Population



83,956
Households



4,031
People Per
Square Mile



\$60,499
Average Household
Income



33.7
Median Age



5.8%
Unemployment



65.1%
Workforce Population



1.24%
Employers

ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpleLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreaz.com.



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