



EXCLUSIVE COLLISION CENTER

West of the SWc Scottsdale Road & Curry, Tempe, AZ

Body Shop For Sale

\$1,000,000



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com | REINcre.com

MARK REIN

480-214-9414
Mark@RGcre.com

OUR
20TH ANNIVERSARY
1993-2013
YEARS

Very close to Scottsdale Road



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Owner will consider:

1. Selling the property
2. Leasing the property
3. Selling the business



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The subject property is an established and successful auto body repair shop that is strategically located just west of Scottsdale Road on Curry Road. The center is just north of the 202 Freeway and Arizona State University. Archstone Tempe, a brand new 234 unit apartment complex is under construction directly across the street. The center features a perimeter wall with lockable security entrance gates.

The property is being offered for sale or lease and the owner/operator will even entertain offers to sell the business.

Financial Overview

Price:	\$1,000,000
Price Per Foot:	\$117.65
Land Only Price	
Per Foot:	\$36.52
2013 Taxes:	\$12,023.38

Property Overview

Building Area:	8,500 sq. ft.
Parcel #:	132-03-008C
Zoning:	I-2, City of Tempe
Land Area:	27,383 sq. ft. (.63 acres)
Owned Parking:	30 spaces (3.5 per 1,000)
Year Built:	1967 to 1975

Demographics (2014)

	1-mile	3-miles	5-miles
Population:	9,992	111,575	311,994
Avg. Household Inc.:	\$53,719	\$48,197	\$54,812
Total Households:	3,788	47,103	130,708

Complete demographics are available upon request.

Traffic Counts (2010 & 2011)

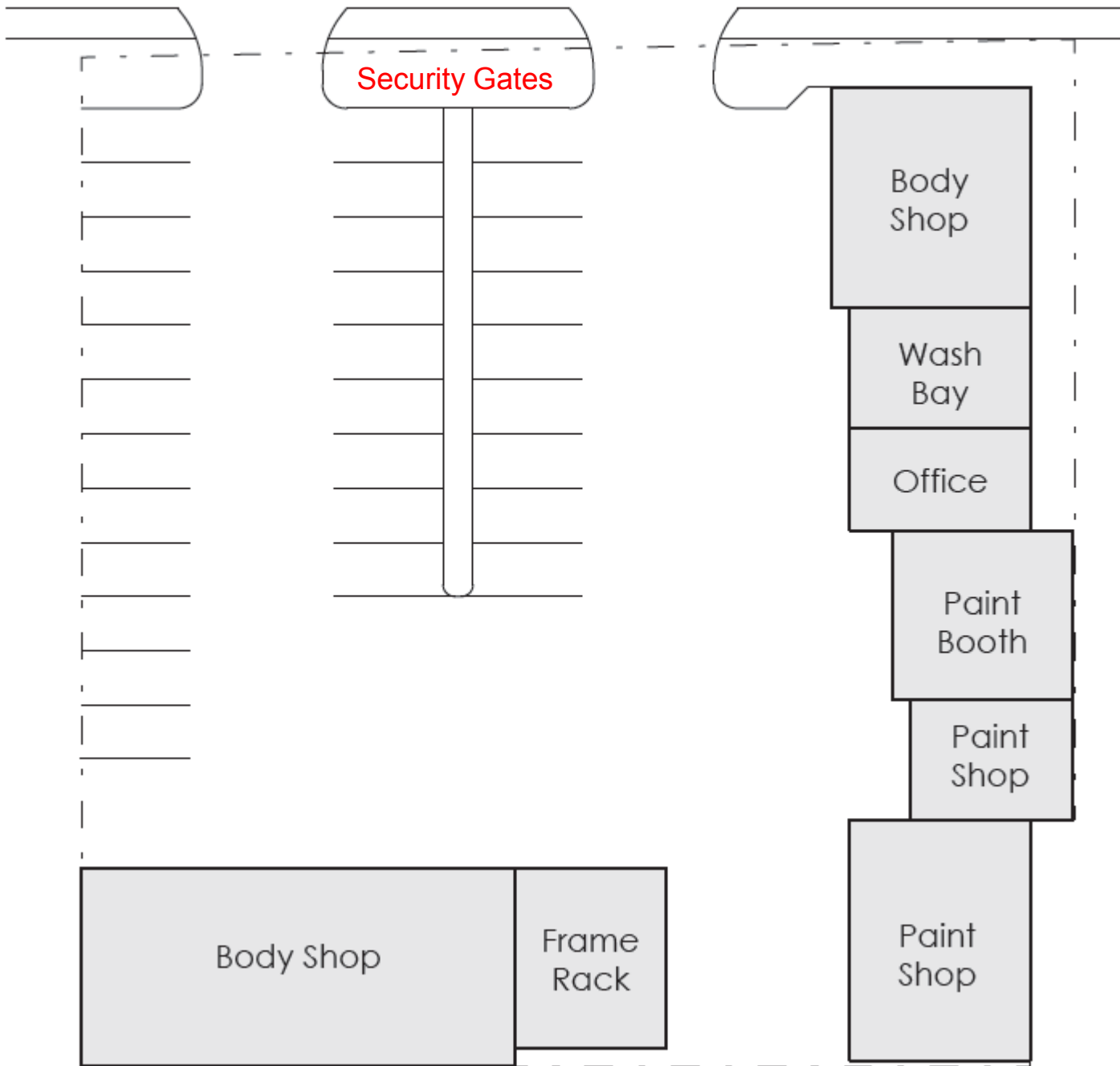
North on Scottsdale Rd:	17,559 VPD
South on Scottsdale Rd :	31,286 VPD
East on Curry:	6,201 VPD
West on Curry:	5,911 VPD

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.

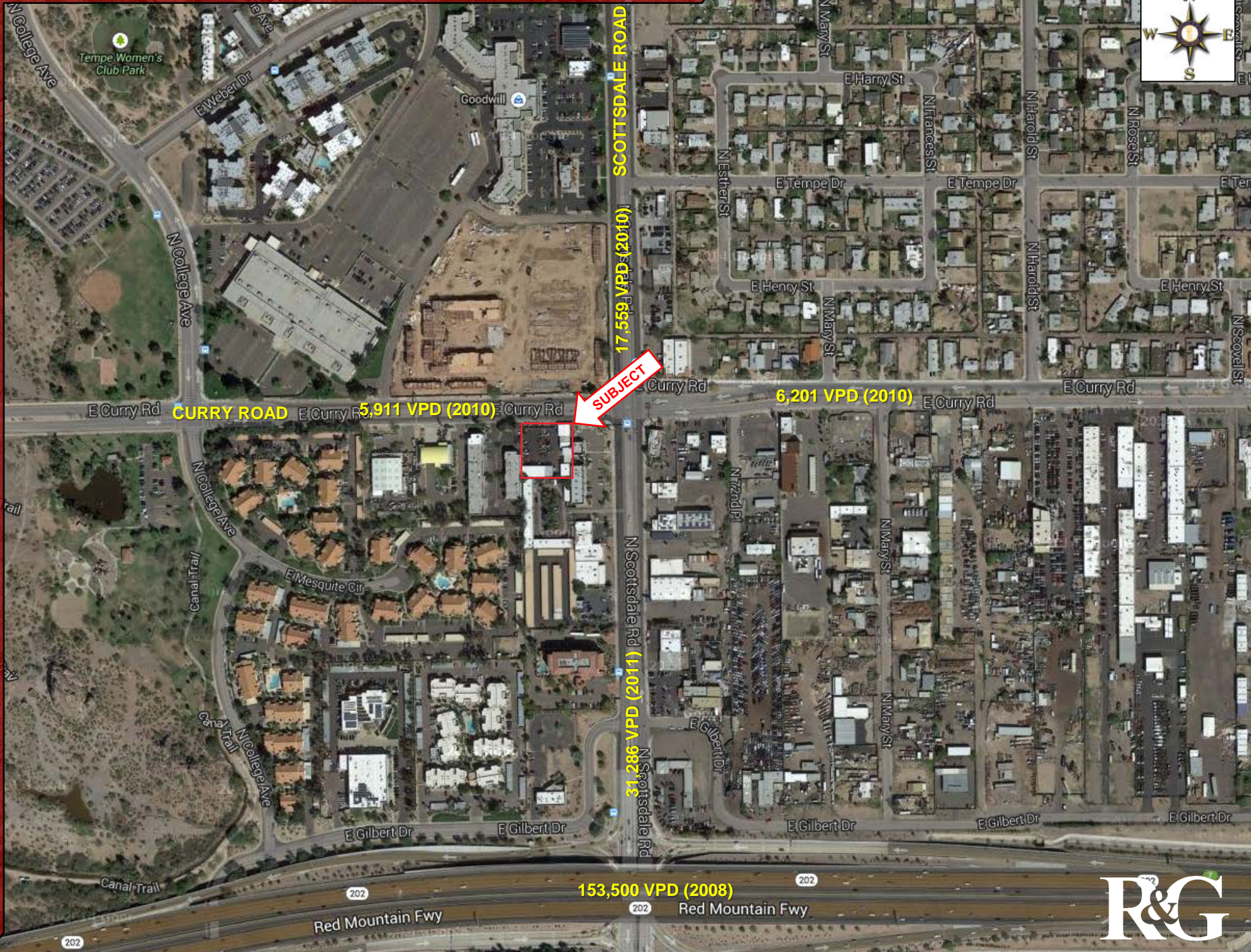


R&G

CURRY ROAD



EXCLUSIVE COLLISION CENTER AERIAL PHOTO



EXCLUSIVE COLLISION CENTER

AERIAL PHOTO



SCOTTSDALE ROAD

CURRY ROAD

SUBJECT

Tempe Town Lake

Sun Devil Stadium



ASU Karsten Golf Course

ARIZONA STATE UNIVERSITY

RG



DISCLAIMER, CONFIDENTIALITY & NON-CIRCUMVENTION

DISCLAIMER:

This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Rein & Grosseohme and its agents have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence or absence of contaminating substances, mold, pcb's or asbestos, the compliance with city, state and federal regulations or any other aspect of the property and make no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this information package has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Rein & Grosseohme Commercial Real Estate L.L.C. and its agents strongly recommend that any prospective purchaser conducts an in depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that you consult with your tax, financial and legal advisors on any matter that may affect your decision to purchase the property and the subsequent consequences of ownership.

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The information provided herein and/or any other information subsequently provided by Rein & Grosseohme shall be used solely for the purpose of evaluating the possible acquisition of this property by prospective purchasers and shall not be used or duplicated for any other purpose. Prospective purchasers and/or their agents shall keep all information herein strictly confidential; provided, however, that such information may be given to third parties only for the purpose of giving advice with respect to the possible purchase of this property; provided, however, that any such third parties shall be informed of the confidential nature of this information and shall be directed to keep all information confidential and to use this information only in connection with the analysis of this property for possible purchase. Prospective purchasers shall not communicate with tenants of the property without the prior consent of the property owner or owner's agent.

NON-CIRCUMVENTION:

This information is being made available to prospective purchasers and their agents on the assumption that all discussions and negotiations pertaining to the sale and purchase of this property shall be handled through Rein & Grosseohme Commercial Real Estate. Prospective purchasers and/or their brokers shall not to have any direct dealings with the seller of this property relating to the potential purchase of this property and all negotiations or questions pertaining to the property shall be handled through Rein & Grosseohme, as the seller's intermediary. Broker's that fail to abide by this stipulation shall be deemed to have waived their right to share any commissions with Rein & Grosseohme.

