

# CENPATICO SCHOOL

875 S COOPER RD, GILBERT, ARIZONA 85233



**ESCEE**  
COMMERCIAL PROPERTIES

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**ASKING PRICE:** \$1,150,000  
**CAP RATE:** 9.36%  
**SIZE:** ±10,089 SF  
**OCCUPANCY:** 100%

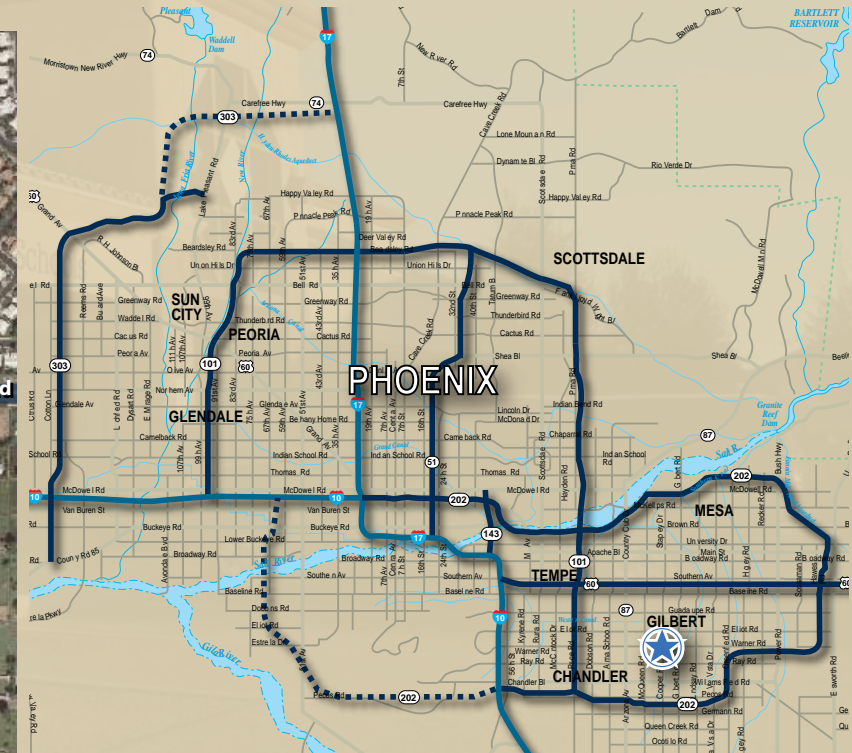
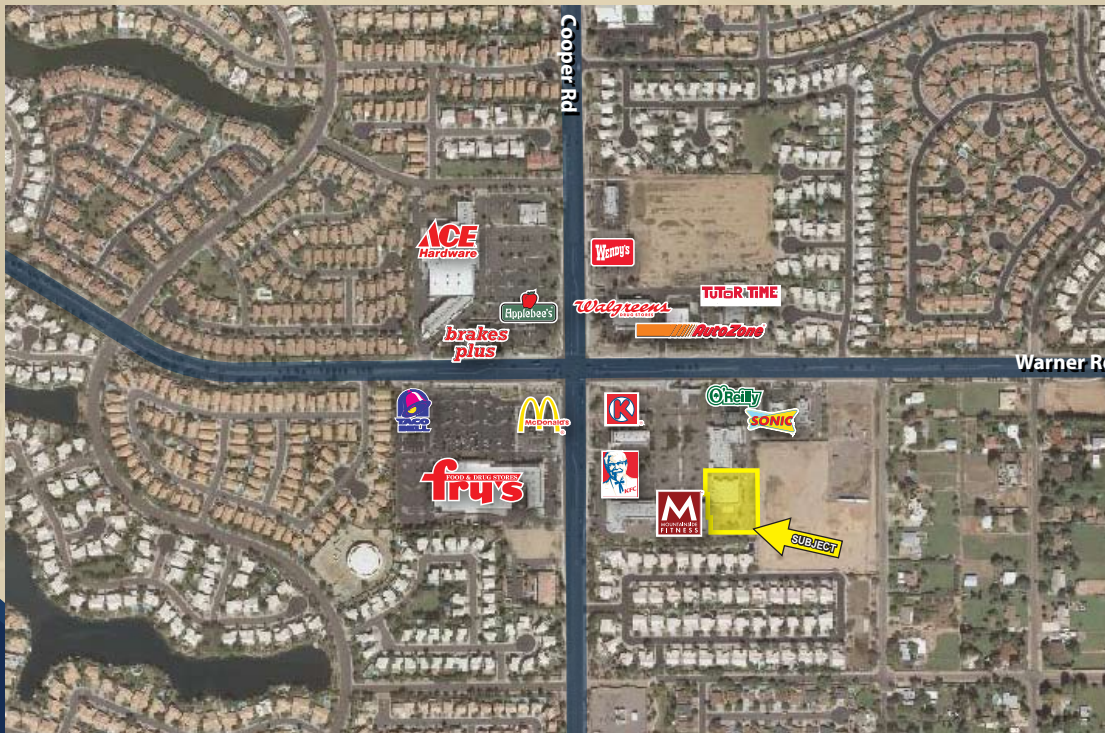
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# GENPATICO SCHOOL

- Single tenant medical services investment
- Includes upgraded building and play area
- Infill Gilbert location
- Numerous retail services provided at the intersection: Fry's Food & Drug, Ace Hardware, McDonalds, Etc.
- Traffic counts in excess of ±52,000 cars per day

<b>Asking Price</b>	\$1,150,000
<b>Cap Rate</b>	9.36%
<b>Size</b>	±10,089 SF
<b>Lot Size</b>	±52,838 SF
<b>Price/SF</b>	\$113.98 PSF
<b>Occupancy</b>	100%



## INVESTMENT SUMMARY

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