

# FOR SALE

## 4 UNITS NEAR SOUTH PHOENIX

**6239-6243 SOUTH 12TH PLACE | \$525,000**



EXCLUSIVELY LISTED BY:

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# PROPERTY OVERVIEW

6239-6243 South 12th Place - Phoenix, Arizona 85042

Parcel Numbers:  
114-28-090, 114-28-092, 114-28-094

## PROPERTY HIGHLIGHTS

- ✓ Significant value-add/redevelopment potential
- ✓ 3+ units in shell condition (stripped down to studs)
- ✓ Flexible financing options: Residential/FHA/VA
- ✓ Ideal for investor seeking repositioning opportunity
- ✓ Located in a growing residential area of South Phoenix
- ✓ Potential to deliver strong returns upon renovation/redevelopment

### UNIT MIX

2 Bed/2 Bath House	1
Potential Units (Shell)	3
<b>Total</b>	<b>4 UNITS</b>





# LOCATION OVERVIEW

6239-6243 South 12th Place - Phoenix, Arizona 85042

Parcel Numbers:  
114-28-090, 114-28-092, 114-28-094



Distances from Subject Property - Drive times <15 min

South Mountain Preserve	3.7 mi
Downtown Phoenix	5.2 mi
Sky Harbor Airport	9.4 mi



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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