

FOR SALE 2505 E MONROE ST, PHOENIX AZ 85034



PRICE \$1,350,000

**FIRE DAMANGED MULTI-
FAMILY OPPORTUNITY**

12 UNITES

PROPERTY OVERVIEW

- **PROPERTY TYPE:** TWELVE-UNIT MULTIFAMILY COMPLEX
- **YEAR BUILT:** 1972
- **LOT SIZE:** 0.32 ACRES
- **ZONING:** R-4 - ALLOWS HIGHER-DENSITY RESIDENTIAL USE AND POTENTIAL REDEVELOPMENT
- **BUILDINGS:** MULTIPLE STRUCTURES ON THE PROPERTY
- **LOCATION:** CENTRAL PHOENIX, AZ
- **ACCESSIBILITY:**
 - EASY ACCESS TO DOWNTOWN PHOENIX
 - CLOSE TO MAJOR FREEWAYS AND PUBLIC TRANSIT, INCLUDING THE VALLEY METRO RAIL
- **NEARBY AMENITIES:**
 - RESTAURANTS, SHOPPING CENTERS, SCHOOLS, AND HEALTHCARE FACILITIES
 - PHOENIX SKY HARBOR INTERNATIONAL AIRPORT IS JUST MINUTES AWAY
- **MARKET CHARACTERISTICS:**
 - STRONG AND STEADY RENTAL DEMAND DUE TO CENTRAL LOCATION
 - ATTRACTIVE SETTING FOR RESIDENTS AND STRATEGIC OPPORTUNITY FOR INVESTORS
- **INVESTMENT POTENTIAL:**
 - VALUE-ADD IMPROVEMENT OPPORTUNITIES
 - POSITIONED IN A GROWING AND DESIRABLE URBAN MARKET



HEADQUARTERS:

8100 W OAKTON
ST STE 103 NILES IL 60714

www.senw.io/commercial
Office Phone #: 847-213-0789

IL Lic #: 471.021611
AZ Lic #: BR705313000
FL Lic #: BK3556325
WI Lic #: 59635-90
CA Lic #: 02236727



Simon Enwia, CCIM
Managing Broker / Listing Agent

Email: simon@senw.io
Phone #: 773-559-8198



SCAN HERE