FOR SALE

2505 E MONROE ST, PHOENIX AZ 85034



PRICE \$ 1,350,000

FIRE DAMANGED MULTI-FAMILY OPPORTUNITY

12 UNITES

PROPERTY OVERVIEW

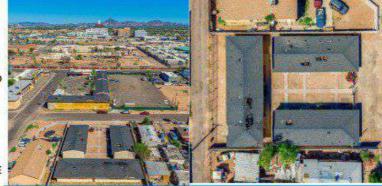
- . PROPERTY TYPE: TWELVE-UNIT MULTIFAMILY COMPLEX
- YEAR BUILT: 1972
- LOT SIZE: 0.32 ACRES
- ZONING: R-4 ALLOWS HIGHER-DENSITY RESIDENTIAL USE AND POTENTIAL REDEVELOPMENT
- . BUILDINGS: MULTIPLE STRUCTURES ON THE PROPERTY
- LOCATION: CENTRAL PHOENIX, AZ
- · ACCESSIBILITY:
- EASY ACCESS TO DOWNTOWN 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

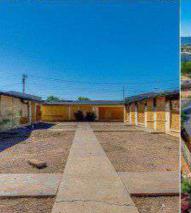
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IL Lic #: 471.021611 AZ Lic #: BR705313000 FL Lic #: BK3556325 WI Lic #: 59635-90 CA Lic #: 02236727







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