

# FOR SALE

## 10 UNITS NEAR DOWNTOWN PHOENIX

**1545 WEST ROOSEVELT | \$1,615,000**



EXCLUSIVELY LISTED BY:

**LEO PATAQ**

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# PROPERTY OVERVIEW

1545 West Roosevelt - Phoenix, Arizona 85007

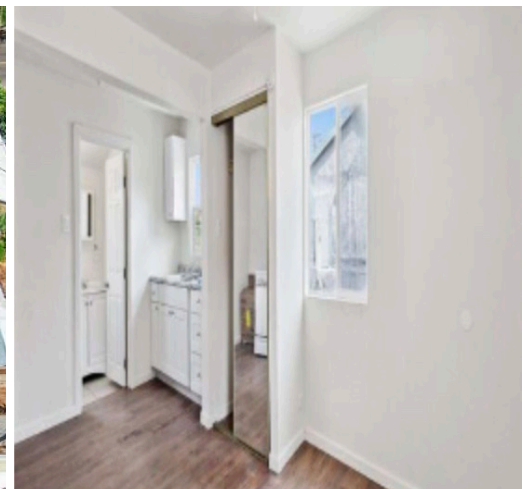
Parcel Numbers:  
111-25-001A, 111-25-003A

## PROPERTY HIGHLIGHTS

- ✓ **Fully remodeled units** (new HVACs, appliances, fixtures)
- ✓ **Additional pad included for duplex development**
- ✓ **Currently in lease-up**
- ✓ **Infill location near Roosevelt Arts District & Downtown employment hubs**
- ✓ **Attractive unit mix for high \$/SF rents**
- ✓ **Potential for rent growth with interior upgrades**
- ✓ **Walking distance to amenities and transit**
- ✓ **New multifamily development directly adjacent**

### UNIT MIX

Studio	7
1 Bed/1 Bath	3
<b>Total</b>	<b>10 UNITS</b>





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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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