

COOLIDGE APARTMENTS

2340 W COOLIDGE, PHOENIX, AZ



MULTIFAMILY PROPERTY FOR SALE

OFFERING SUMMARY

Sale Price:	\$2,190,000
Number Of Units:	12
Cap Rate:	5.46%
NOI:	\$119,568
Lot Size:	0.84 Acres
Building Size:	7,899 SF
Year Built:	1966
Zoning:	R-3

PROPERTY HIGHLIGHTS

- - 7,899 SF low-rise building
- - 12 units for immediate income
- - Built in 1966 for solid construction
- - Zoned R-3 for multifamily use
- - Ideal investment in thriving Phoenix area
- - 100% occupancy for immediate cash flow
- - Strong rental market in the area
- - Potential for future value appreciation
- - Well-maintained property for low maintenance costs

COMMERCIAL 33

ACQUISITION | CAPITAL | DISPOSITION

FOR MORE INFORMATION CONTACT:

JOSH LANDERS Partner

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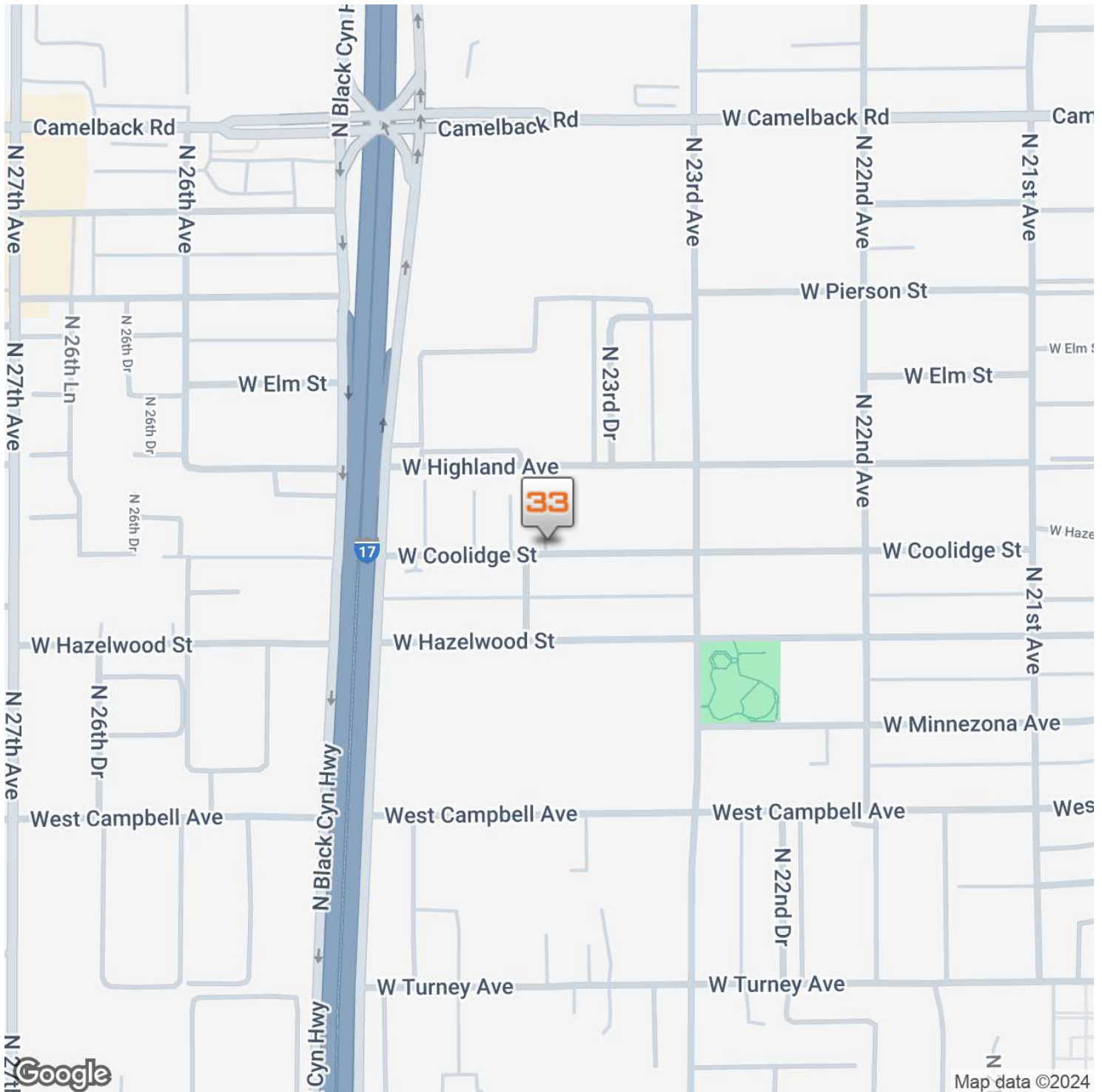
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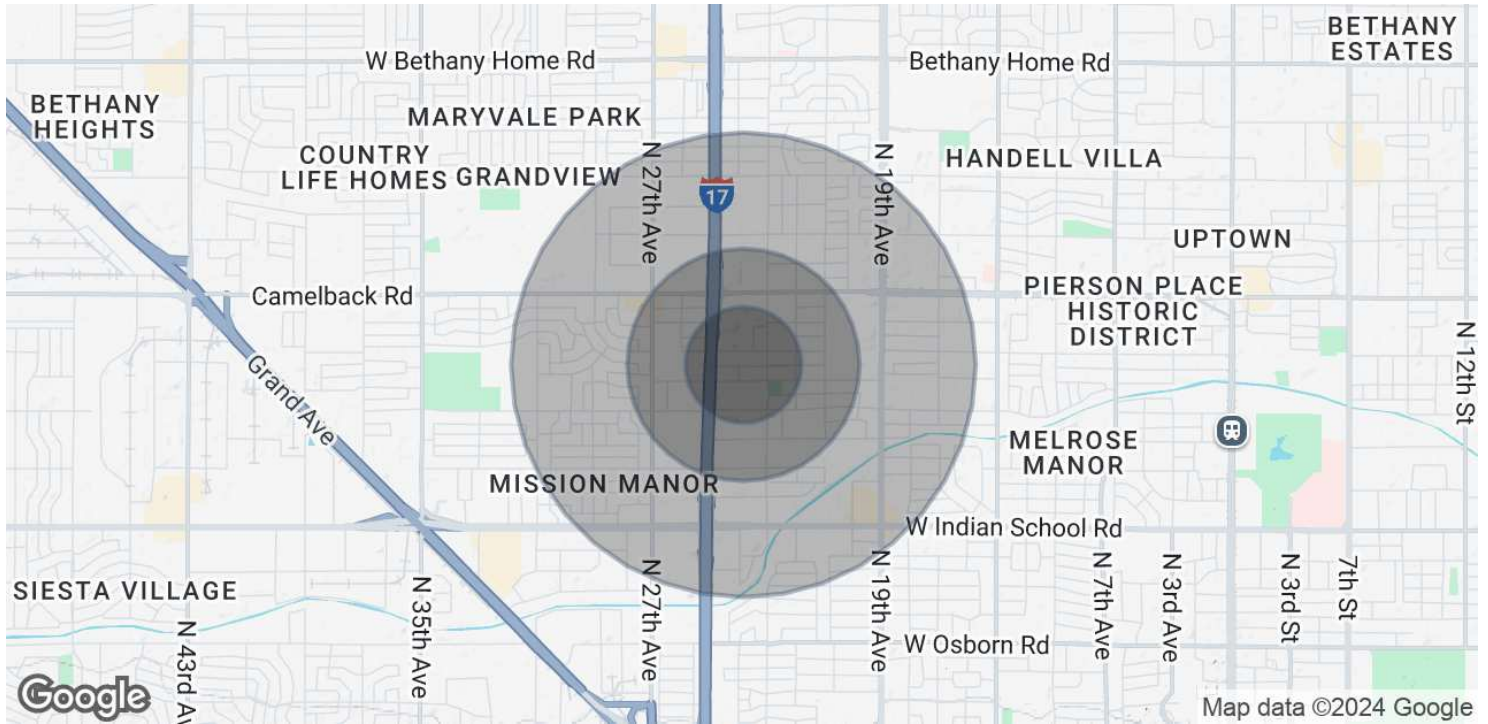
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,465	10,698	34,421
Average Age	22.8	25.0	27.4
Average Age (Male)	23.1	25.2	27.6
Average Age (Female)	21.4	24.9	28.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	853	3,826	12,351
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$35,255	\$39,458	\$45,705
Average House Value	\$16,389	\$71,009	\$113,623

2020 American Community Survey (ACS)