

# 5-BED BEHAVIORAL HOME

PHOENIX, AZ  
(SOUTHERN AVE & 35<sup>TH</sup> AVE)



## REDUCED PRICE

**Business Operation: \$175K**

**Lease: \$3,800/MO**

### Property Features

- 5 Bed / 2.5 Bath / 2,787 SQ FT
- Large Counseling room + Office
- Potential zoning increase to 10 bed
- Currently 5 members
- Contracted with 1 Insurance Company
- 40K/Mo Gross Income w/ a 20K/Mo net
- Fully Furnished (FF&E included)
- Oversized lot near mountain preserve
- Well maintained with many upgrades
- Flexible Lease Terms
- Proof of Funds required for tour



Daniel M Robescu PLLC  
Prestige Realty, Inc  
Cell: 623.866.8784  
Office: 623.444.7702

daniel.prestigerealty@gmail.com

