Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Duplex+lot w/plans for fourplex

8916 N 11TH ST
PHOENIX, AZ 85020

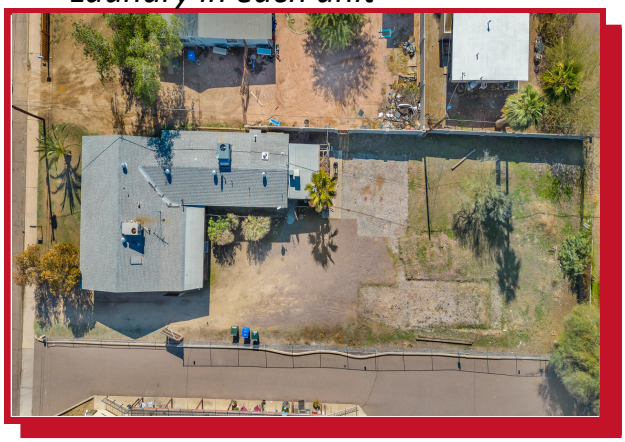
$525,000

MLS# 6658575

HIGHLIGHTS

- *Maintain income while building*
- *Stable Tenant*
- *Plans ready for you to build*
- *Room to park RVs*
- *Storage Rooms*
- *Across from Park*
- *Excellent Employment Base*
- *Laundry in each unit*

Remember that this includes
the second lot and all entitlements



DETAILS

Searching for the perfect investment opportunity in the charming Sunnyslope neighborhood of Phoenix?

Look no further! We are excited to introduce you to a unique property that combines the charm of a duplex with the potential to build a Fourplex, all in the heart of Sunnyslope, with fantastic amenities, growth and employment opportunities nearby.

Buyer to verify all facts and figures.

***CAP RATE:* 3.89%**

Income/Expenses:

Effective Rental Income for Duplex	**$29,100**
Vacancy Rate	**- $873**
Effective Income	**$28,227**
Operating Expenses	**$7,870**
Net Operating Income	**$20,357**

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CCIM Institute
Equipping the world's best minds in commercial real estate

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