

GREAT INVESTMENT 4-PLEX IN GLENDALE!

5963 W OCOTILLO RD | GLENDALE, AZ 85301



FOR SALE

Terry Kass CCIM, CPM

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FULLY OCCUPIED - DON'T LET THIS INVESTMENT OPPORTUNITY GET AWAY

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OFFERING SUMMARY

Sale Price:	\$999,999
Price/Unit:	\$249,999
# Of Units	4
Average Unit SF:	550 SF - 675 SF
APN:	144-11-036 (& 144-11-096-G)
Lot Size:	9,373 SF lot

PROPERTY OVERVIEW

Great investment opportunity! This four-plex offers 2 -2/1 at \$1,550 and 2-1/1 at \$1,245 with solid block construction. Recently refurbished units are in excellent condition with long-term tenants, providing peace of mind. Recent upgrades include new sewer lines, framing, hardwood flooring, kitchen cabinets, countertops, and tile showers with glass enclosures. Some electrical, plumbing, and HVAC systems have also been improved. The backyard features new landscaping, a vinyl fence, and an irrigation system for easy upkeep. Located minutes from US-60 (Grand Ave), major bus routes, the mall, and within walking distance to downtown Glendale. Don't miss this move-in-ready, cash-flowing property in a prime location!

PROPERTY HIGHLIGHTS

- Newly Renovated
- Great Investment Opportunity
- Large Lots (Front & Back Yards)
- Close Proximity to Downtown Glendale, Westgate & Cardinals Stadium

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**COLDWELL BANKER
COMMERCIAL** REALTY

LARGE LOTS AND RENOVATED UNITS

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RENOVATED UNITS WITH LOTS OF UPGRADES!

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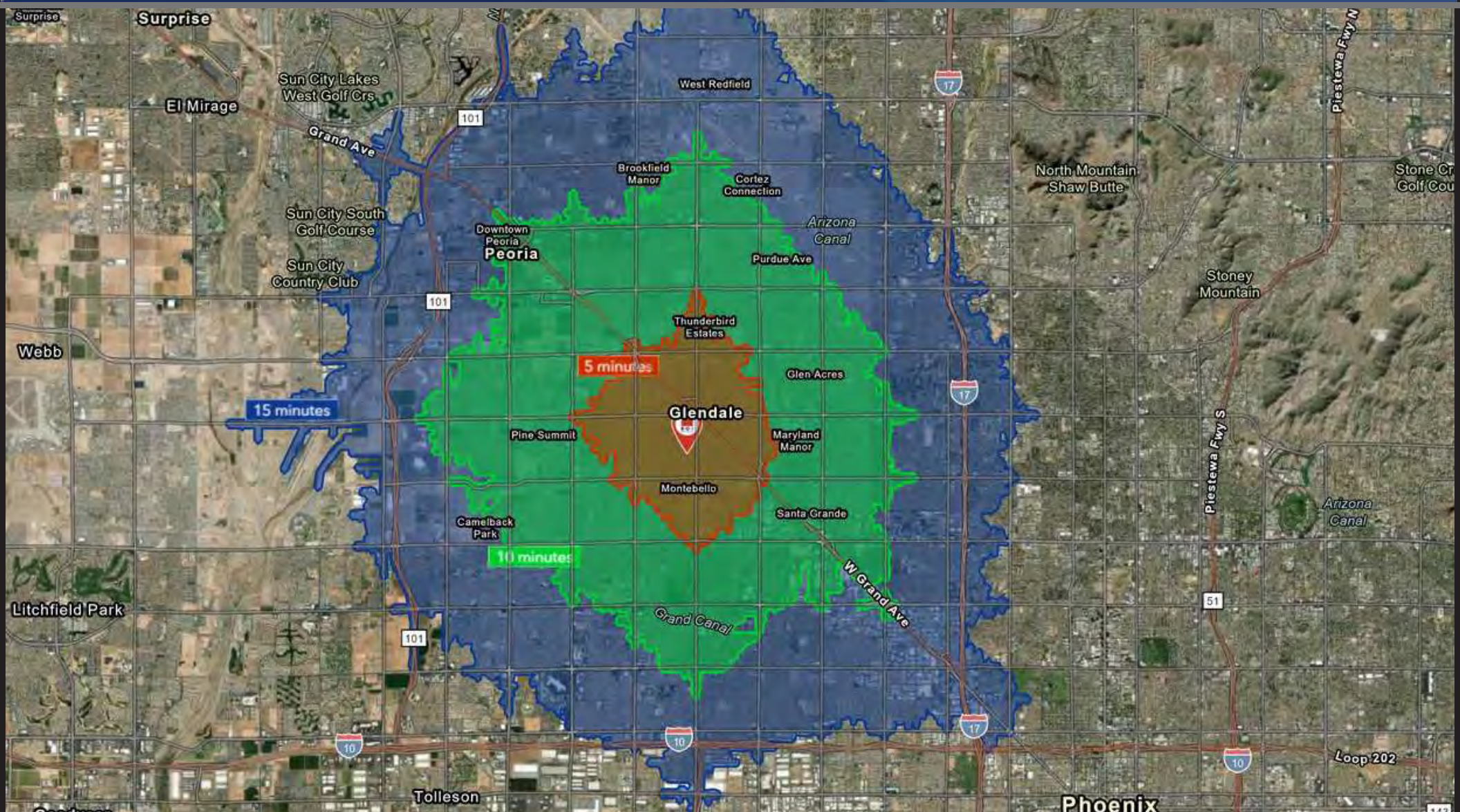
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CLOSE PROXIMITY TO US 60 (GRAND AVE), DOWNTOWN GLENDALE, WESTGATE & CARDINALS STADIUM

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