



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Fully remodeled Duplex Leased to a National STR

**1844 E Sheridan Street
Phoenix, AZ 85006**

\$875,000

MLS # 6523676



HIGHLIGHTS

- Fully Gutted & Remodeled in 2023
- New Roof, AC's & Hot Water Heaters
- New Covered Parking
- Extensive New Landscaping & Fence
- New Exterior & Interior Modern Paint
- New Exterior & Interior Doors
- New Dual Pane Windows
- New W/D's in each unit
- New Ceiling Fans & Wood Grain Tile
- New Stainless Steel Appliances - Ref w/ ice maker
- New Cabinets & Quartz Countertops
- New Kitchen Tile Backsplashes & Tub Surrounds

DETAILS

This is truly a NN Lease from a National Short Term Rental Co. All you pay is insurance and property taxes. Property is leased for three years w/increases in rents each year. Great opportunity to own this delightful Duplex in one of the hottest areas in Phoenix! Located in Midtown which is a district that mixes historic buildings with hip & trending establishments! The upgraded interior boasts fresh paint, stylish wood-like tile flooring, & sizable living/ dining areas. All new dual pane windows, new doors, brand new hot water heaters.

Each two bedroom unit is individually metered. Renovated kitchen showcases large shaker cabinets, lavish quartz counters, & shimmering stainless steel appliances. Bedrooms enjoy abundant natural light, upgraded ceiling fans, & walk-in closets. Complete redone Upscale bathrooms. Did we talk about the location? Walking distance to Phoenix Children's Hospital.

Don't miss this one! Buyer to verify all facts and figures.



CAP RATE: 4.96%

Numbers:

Adjusted Gross Rent	\$45,480
Annual Operating Expenses	\$2,037
Net Operating Income	\$43,443



Linda Gerchick, CCIM
Designated Broker
Cell: 602-688-9279
Linda@JustSoldIt.com



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 Equipping the world's best minds in commercial real estate



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