



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

2610 N 24th St, Phoenix, AZ 85008
Master Leased by a Sober Living
Company-ALL you pay is
property taxes for 5 years!

\$1,450,000

MLS# 6662622



HIGHLIGHTS

- ****Tasteful Decor and High Success Rate:**** Every detail of this property has been carefully curated, offering a tastefully decorated environment that contributes to its high success rate. Experience the simplicity of investing with a property that not only meets but exceeds expectations.

DETAILS

Welcome to 2610 N 24th St, Phoenix, AZ 85008 – a remarkable investment opportunity tailored for the savvy investor seeking hassle-free returns and long-term stability. This triplex, strategically located in the heart of Phoenix, is not just a property; it's a gateway to consistent passive income and peace of mind.

****Key Features:****

****Master Lease with an Alcohol Sobriety Company:**** The property is master leased to a reputable alcohol sobriety company, ensuring a steady stream of income. With the tenant bearing all expenses except property insurance and taxes, you can enjoy hassle-free ownership while maximizing your returns.

****Lucrative Lease Terms:**** The lease agreement secures a monthly income of \$6,500, with a 5% rental increase annually, guaranteeing growth in your investment over the three-year lease period.

****Exceptional Amenities:**** Step into a tranquil oasis boasting an amazing courtyard adorned with a spa, BBQ area, firepit, and a putting green. This meticulously designed space enhances the property's appeal and ensures tenant satisfaction.

****Tasteful Decor and High Success Rate:**** Every detail of this property has been carefully curated, offering a tastefully decorated environment that contributes to its high success rate. Experience the simplicity of investing with a property that not only meets but exceeds expectations.



****Why Invest Here?***

****Stability and Convenience:**** Enjoy the simplicity of investing with a property that offers stable returns and minimal management requirements. With the tenant handling most expenses, you can focus on reaping the rewards of your investment effortlessly.

****Residential Loan Eligibility:**** Unlike many commercial properties, this triplex is eligible for residential loans, making financing more accessible and convenient for potential investors.

****Verify and Secure Your Investment:**** While we provide you with comprehensive details, we encourage potential buyers to verify all facts and figures to ensure confidence in their investment decision.



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

Gerchick
Real Estate



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

