



Gerchick Real Estate - I answer my PHONE

“Make the Market Work for YOU”™

New Build Triplex w/garages Certificate of Occupancy in place

\$1,285,000

**337 N Colorado St,
Chandler, AZ 85225**

MLS# 6683502



HIGHLIGHTS

- Unit Size: Spacious 2-bedroom units over 900 sq ft
- Attention to Detail: Meticulously crafted interiors with upscale finishes
- Private Garages: Each unit includes a private garage with electric openers
- Tenant Responsibility: Tenants pay all utilities
- Private Fenced Courtyards: Enjoy your own oasis with pavers and artificial grass
- Washer/Dryer Hookups: Individual hookups in each unit for added convenience
- High Ceilings: Extra high ceilings and ceiling fans in every room
- Modern Kitchen: Quartz countertops, stainless appliances, and tall doors for an expansive feel
- Low Maintenance: Landscaping with irrigation system for easy upkeep
- Safety Features: Interior fire sprinklers and smoke alarms for peace of mind
- Modern Bathrooms: Stylish tile surrounds with niches for toiletries
- Dual Pane Windows: Abundant natural light with energy efficiency
- Woodgrain Flooring: Luxurious laminate flooring throughout
- Ideal Location: Walkable to Downtown Chandler, AZ, perfect for short-term rentals

DETAILS

Introducing our latest addition to the skyline, the brand new build of 2023! Nestled in the heart of Downtown Chandler, this stunning triplex offers spacious 2-bedroom units, each boasting over 900 square feet of luxurious living space. Here's why our new development stands out:

Attention to Detail: From the moment you step foot inside, you'll notice the meticulous attention to detail that sets our units apart. Every corner exudes sophistication and elegance.

Private Garages: Enjoy the convenience and security of your own private garage complete with electric openers, ensuring hassle-free parking day in and day out.

Tenant-Friendly: Say goodbye to utility bills! Tenants will be responsible for covering all utilities, allowing for simplified and predictable monthly expenses.

Private Fenced Courtyards: Relax and unwind in your own private oasis, featuring fenced courtyards adorned with pavers and artificial grass, perfect for hosting gatherings or enjoying some solitude.

Washer/Dryer Hookups: Each unit comes equipped with individual washer and dryer hookups, making laundry day a breeze.

Spacious Interiors: With extra high ceilings and ceiling fans in every room, our units feel even larger and more inviting. Step inside and experience the unparalleled sense of space and comfort.

Modern Finishes: Indulge in the luxurious finishes throughout, including quartz countertops, stainless steel appliances, and woodgrain heavy laminate flooring.

Abundant Natural Light: Enjoy the bright and airy ambiance courtesy of modern dual-pane windows, allowing natural light to flood the interiors while keeping energy costs in check.

Low Maintenance Landscaping: Spend less time on yard work and more time enjoying life thanks to our low-maintenance landscaping equipped with an irrigation system.

Safety First: Rest easy knowing that each unit is equipped with interior fire sprinklers and smoke alarms, prioritizing your safety and peace of mind.



CAP RATE: 6.69%

Numbers:

Gross Potential Rent	\$100,800
General Vacancy	(\$3,024)
Effective Gross Income	\$97,776
Operating Expenses	\$11,813
Net Operating Income	\$85,863



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