



# Gerchick Real Estate - I answer my PHONE

*"Make the Market Work for YOU"™*

2610 N 24th St, Phoenix, AZ 85008

**REDUCED BY \$255,000 Actual Cap Rate 6.98%**

**\$1,195,000**

**NNN Lease for 5 years w/5% rental increases-  
DON'T MISS THIS**



## 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.

## 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.



**\*\*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.

Gerchick  
Real Estate



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Equipping the world's best minds in commercial real estate

