



Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

Duplex+lot w/plans for fourplex

**8916 N 11TH ST
PHOENIX, AZ 85020**

\$625,000

MLS# 6658575



HIGHLIGHTS

- Maintain income while building
- Stable Tenant
- Plans ready for you to build
- Room to park RVs
- Storage Rooms
- Across from Park
- Excellent Employment Base
-



DETAILS

Searching for the perfect investment opportunity in the charming Sunnyslope neighborhood of Phoenix? Look no further! We are excited to introduce you to a unique property that combines the charm of a duplex with the potential to build a fourplex, all in the heart of Sunnyslope, with fantastic amenities and employment opportunities nearby.

Buyer to verify all facts and figures.

CAP RATE: 4.54%

Income/Expenses:

Effective Rental	
Income for Duplex	\$35,880
Vacancy Rate	-\$1076
Effective Income	\$34,804
Operating Expenses	\$7,639
Net Operating Income	\$27,164

**Gerchick
Real Estate**



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



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

