



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

\$595,000

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
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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	\$6,442
Net Operating Income	\$28,382

**Gerchick
Real Estate**



Linda Gerchick, CCIM

Designated Broker

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Equipping the world's best minds in commercial real estate

