

Gerchick Real Estate - I answer my PHONE

"Make the Market Work for YOU"™

6 Unit-NON Conforming Property STABLE w/Laundry Room CASH ONLY

8816 N 6th Place Phoenix AZ 85020

\$549,000

DETAILS

Property Manager says it practically runs itself. There are 6 units collecting rent with laundry room income in place. In 85020 the prices are climbing, with a great rental market. This is a nonconforming property. Easy to insure. Newer roof, master metered, and easy to maintain landscaping. See the Doc tab for current financials and rent roll along with much more. This is a drive by only property but feel free to walk the property. Buyer to verify all facts and figures.

The zoning district in which the property is located determines what uses are allowed on the parcel. A situation where the current use of that property or building(s) does not conform with the zoning, but has been an ongoing use (without an interruption of 12 months or more) since before the zoning regulations took effect on May 29, 1969, may qualify as a legal nonconforming use.



Gerchick

Real Estate

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



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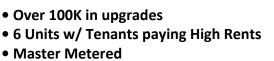
CAP RATE: 7.97% Numbers:

\$61,776 **Gross Income** -\$1,865 Vacancy Rate \$400 Additional Income **Operating Expenses**



MLS #6804616





- Ceramic Tile or Laminate Flooring
- Modern Exterior Paint
- Air Conditioned Units
- Modern Cabinetry

HIGHLIGHTS

- Additional Income from Laundry Room
- Easy Maintenance Landscaping