



# 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

**\$545,000**

**MLS# 6658575**



Remember that this includes  
the second lot and all entitlements

### 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, growth and employment opportunities nearby.

Buyer to verify all facts and figures.

### 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
- Laundry in each unit



**CAP RATE: 3.74%**

### Income/Expenses:

Effective Rental	
Income for Duplex	\$29,100
Vacancy Rate	- \$873
Effective Income	\$28,227
Operating Expenses	\$7,870
Net Operating Income	\$20,357

Gerchick  
Real Estate



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

