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*"Make the Market Work for YOU"™*

6 Unit-able to buy the triplex next door  
for an opportunity for development

715 W Cinnabar Ave  
Phoenix AZ 85021

**\$1,100,000**

**MLS #6847850**



## HIGHLIGHTS

- 6 Units – Some Recently Renovated
- Newer Roof & Major Improvements Completed
- Excellent In-Place Income
- Strong Tenant Appeal in Quiet Neighborhood
- Close to Light Rail, I-17, Parks & Outdoor Recreation
- Perfect for Investors or 1031 Exchange Buyers
- Add Scale with the Adjacent Triplex!

## DETAILS

Unlock the potential of this well-maintained 6-unit apartment building ideally located at 715 W Cinnabar Ave, Phoenix, AZ 85021. Priced at \$1,200,000, this high-performing asset is a rare find in a sought-after North Central neighborhood—offering excellent income, long-term upside, and the unique option to purchase the triplex next door for added scale and flexibility.

Several units have been tastefully remodeled, and the property benefits from a newer roof along with other major capital improvements, minimizing deferred maintenance and ensuring peace of mind for the next owner. The unit mix provides strong rental appeal, with stable tenants and room for future rent increases.

Located less than one block from a beautiful neighborhood park and surrounded by hiking trails and outdoor recreation, this location appeals to renters seeking a blend of urban convenience and natural amenities. Proximity to employment centers, I-17, and the Light Rail corridor enhances its investment profile.



**CAP RATE: 7.74%**

## Numbers:

Gross Income	\$108,108
Vacancy Rate	-\$3,200
Operating Expenses	\$19,710
Net Operating Income	\$85,198



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