

\$1,800,000 - 715-721 W Cinnabar Avenue, Phoenix

MLS® #6846493

\$1,800,000

0 Bedroom, 0.00 Bathroom,
Multiple Dwellings on 0 Acres

Ironwood Place, Phoenix, AZ

Discover a prime investment opportunity in the heart of 85021, where convenience meets potential. This maintained portfolio spans three buildings across two parcels, offering a total of 9 units ideal for savvy investors.

Each property boasts newer roofs, ensuring long-term value and minimal maintenance costs. Several units have been tastefully renovated, appealing to tenants seeking modern comforts. Currently, leases are predominantly government assisted, providing stable and predictable rental income.

Location Highlights:

Situated just moments from the light rail, commuting and accessibility are effortless, enhancing tenant appeal and reducing vacancy rates. The nearby park, less than a block away, offers a serene retreat and adds to the neighborhood's charm and desirability. Discover a prime investment opportunity in the heart of 85021, where convenience meets potential. This maintained portfolio spans three buildings across two parcels, offering a total of 9 units ideal for savvy investors.

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Investment Opportunity:

With a strategic location in 85021, known for its vibrant community and proximity to essential amenities, these properties promise both immediate returns and long-term appreciation. Whether you're expanding your portfolio or entering the lucrative real estate market, this offering is not to be missed.

Proximity:

Light Rail: The 85021 area is conveniently located near the Valley Metro Light Rail, providing easy access to public transportation throughout the Phoenix metropolitan area.

Interstate 17 (I-17): Close proximity to Interstate 17 facilitates quick access to downtown Phoenix and other parts of the valley.

Employment Base:

The area around 85021 is supported by a diverse employment base, including sectors such as healthcare, education, technology, and service industries.

Hiking and Outdoor Recreation:

Residents can enjoy outdoor activities with nearby access to hiking trails in scenic locations such as North Mountain Park and Shaw Butte.

Entertainment and Dining:

The 85021 area offers a variety of entertainment options, including shopping centers, restaurants, and cultural venues, ensuring a vibrant local scene.

Public Transportation:

Bus Routes: Several bus routes serve the 85021 area, enhancing connectivity for commuters and residents alike.

Discover a prime investment opportunity in the heart of 85021. This well-maintained portfolio spans three buildings across two parcels, offering a total of 9 units ideal for savvy investors.

Property Highlights:

Newer roofs, ensuring long-term value and minimal maintenance costs

Several renovated units offering modern comforts for tenants

Leases are predominantly government-assisted, providing stable income

Prime location, just moments from the light rail for easy accessibility

Less than one block from a local park, enhancing tenant appeal and neighborhood charm

Explore the potential of these income-generating properties in a sought-after locale.

Built in 1960

Essential Information

MLS® #	6846493
Price	\$1,800,000
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Multiple Dwellings
Status	Active

Community Information

Address	715-721 W Cinnabar Avenue
Subdivision	Ironwood Place
City	Phoenix
County	Maricopa
State	AZ
Zip Code	85021

Amenities

Amenities	No Pool
Parking Spaces	14
Parking	Add'l Parking Avail, 1 Space/Unit, On Street

Interior

Appliances	Free-Standing Range
Heating	Other, See Remarks, Heat Pump, 2 or More Units
Cooling	Window/Wall Unit, Individual, 2 or More Units

Exterior

Roof	Composition
Construction	Painted, Stucco, Block

School Information

District	Glendale Union High School District
High	Sunnyslope High School

Additional Information

Zoning	R-3
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Listing Details

Listing Office	Gerchick Real Estate
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