

3.35 Acres – Zoned MM/R3
7518/7524 N 61st Ave, Glendale AZ 85301

\$319K



Property Summary

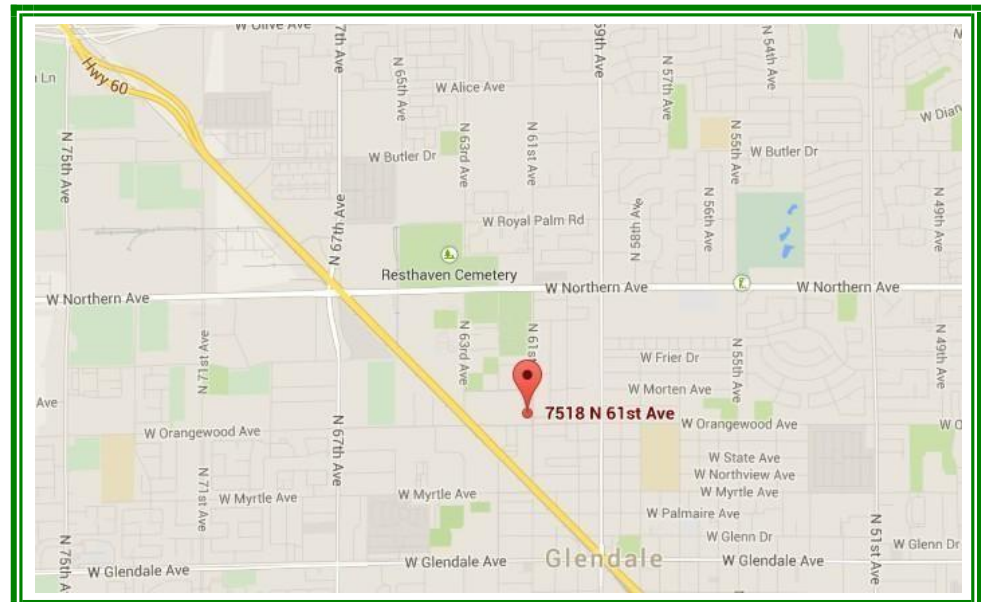
- Two Parcels – Total of 3.35 Acres
- Seller Financing Available!
- Great central infill Glendale location!
- Excellent zoning!
- Adjacent parcels also available from other owners adding up to just under 10 acres – call Broker for Info!

Offered by:

Lloyd Kaipainen CCIM
Associate Broker
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Phoenix AZ 85016
Licensed Realtor  **Since 1983**

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Property At A Glance

Property Type:	3.35 Acres comprised of a 3.1 acre lot plus .26 additional acres with dwelling		
Building Size (SF)*:	1,220	Lot Size Total (SF)*:	146,346
Construction:	Frame	Year Built:	1930
Zoning:	Medium Multifamily for County/ R3 for City		
Taxes (2015)	\$6053		

30 year seller financing available! Property is located in a quiet prime residential development area and just minutes from Old Town, Grand Ave/Northern on-off ramp. Depending on layout, 40 to 50 or more units could be possible!!! **\$2.17 per Square Foot!!!** Buyer to verify all items during the due diligence period.



*Per Assessor

Feel free to drive the property, but under NO CIRCUMSTANCES MAKE ANY CONTACT WITH THE TENANTS OR ONSITE MANAGEMENT. For more information and a personal tour of the property, please contact Lloyd or Lois Kaipainen at 602-265-6617 or email at Lloyd@phxazapts.com. No warranty or representation, express or implied, is made to the accuracy of the information contained in this document, and is subject to errors, omissions, change of price, rental or other conditions, prior sale and/or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and may not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and/or legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

