

SEVENTH STREET VILLAS

Partially Improved Central Phoenix

Multi-Tenant Residential Development Project for Sale

6631 S. 7th St, Phoenix, AZ 85042 (North of Baseline – SEC S. 7th St & E. Apollo Rd)

SEVENTH STREET VILLAS

- Platted for 18 Units
- Individual Sewer & Water Stubbed in for Units & Sewer Connected to City
- Dry Wells In
- Dry Utilities Conduit In
- Rough Grading Completed
- Potential for No Impact Fee
- Potential to Update all Previously Drawn Architectural Plans

Maricopa County APN: 114 25 054

Net Area: 1.8 Acres (78,534 SF)

Zoning: R-3, City of Phoenix

Price: \$599,000 (\$33,277/Unit)



Exclusively Listed By:

Thomas Semancik, Senior Vice President

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

SEVENTH STREET VILLAS

Partially Improved Central Phoenix

18 Unit Multi-Tenant Residential Development Project

For Sale \$799,000

HISTORY: The partially completed project was abandoned in approximately 2008 by Aztec Homes during the Great Recession. It is similar to a project that Aztec Homes completed at 3830 McDowell Road in Phoenix, AZ. Complete plans were drawn at the time and can be available from the original architect.

Seventh Street Villas
Luxury Town Homes
From the High \$200's

Close Proximity To:

- Baseline Corridor
- Downtown/Uptown Business
- Entertainment Districts
- Tempe and Mill Avenue

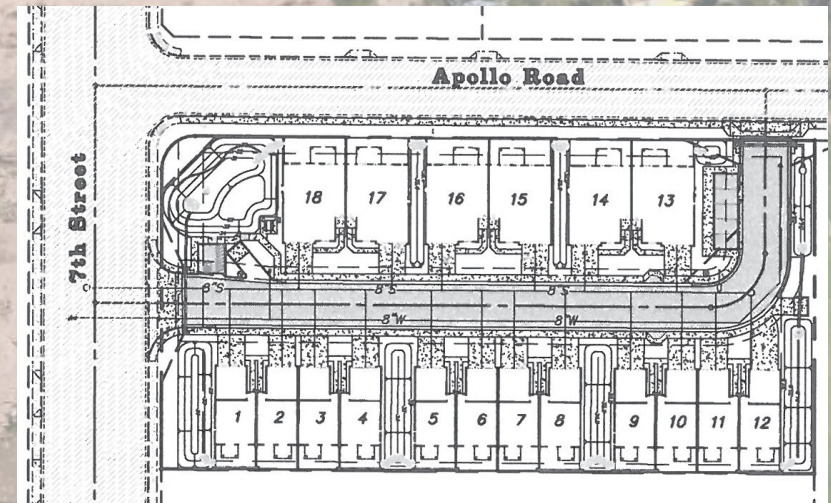
Community Amenities Include:

- Picnic Facilities
- Large Grass Areas
- Extensive Landscaping
- Low H.O.A. Dues

All construction subject to rigorous independent quality control inspections. In addition, builder includes an independent 10 Year Home Warranty.

Equal Housing Opportunity: If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

Plans and elevations are an artist's conception only and should not be relied upon as a representation of a completed house. Floor plans, elevations, features and related information, and information concerning the pricing and availability of our homes is subject to change without notice. Drawings are not to scale.



Additional Documents Available From Listing Broker

- | | |
|----------------------------|------------------------|
| 1. Final Plat | 4. Drainage & Dry Well |
| 2. Site Plan | 5. Water Plan |
| 3. Grading & Drainage Plan | 6. Building Plans |

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