

PHOENIX MULTIFAMILY OPPORTUNITY

712-718 West Fillmore Street | Phoenix Arizona



EXCLUSIVELY LISTED BY:

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FOR SALE

TOGETHER OR SEPARATELY

Sale Price:
\$ 1,114,000

Price/Unit:
\$185,667

PHOENIX MULTIFAMILY OPPORTUNITY

This offering consists of 6 multifamily units situated on two separate parcels in a highly desirable infill location near Downtown Phoenix. The properties may be acquired together or individually, providing investors with flexibility to tailor the acquisition to their investment strategy.

The western parcel features a fully renovated duplex with excess land allowing for future development or expansion. The eastern parcel includes a single-family home and a triplex, presenting a compelling value-add opportunity with stable in-place income and upside through renovation and rent growth.

With a blend of renovated units, value-add potential, and flexible acquisition options, this offering represents a rare opportunity to secure a multifamily portfolio in one of Phoenix's most supply-constrained urban submarkets. **Seller financing available.**

- **2 Properties | 6 Units — offered together or separately**
- **Garden-style multifamily portfolio on 12,750 SF across two parcels**
- **Western Parcel: Renovated duplex with additional development potential**
- **Eastern Parcel: Triplex and single-family home with value-add upside**
- **Strong rental demand driven by proximity to Downtown Phoenix and continued population growth**

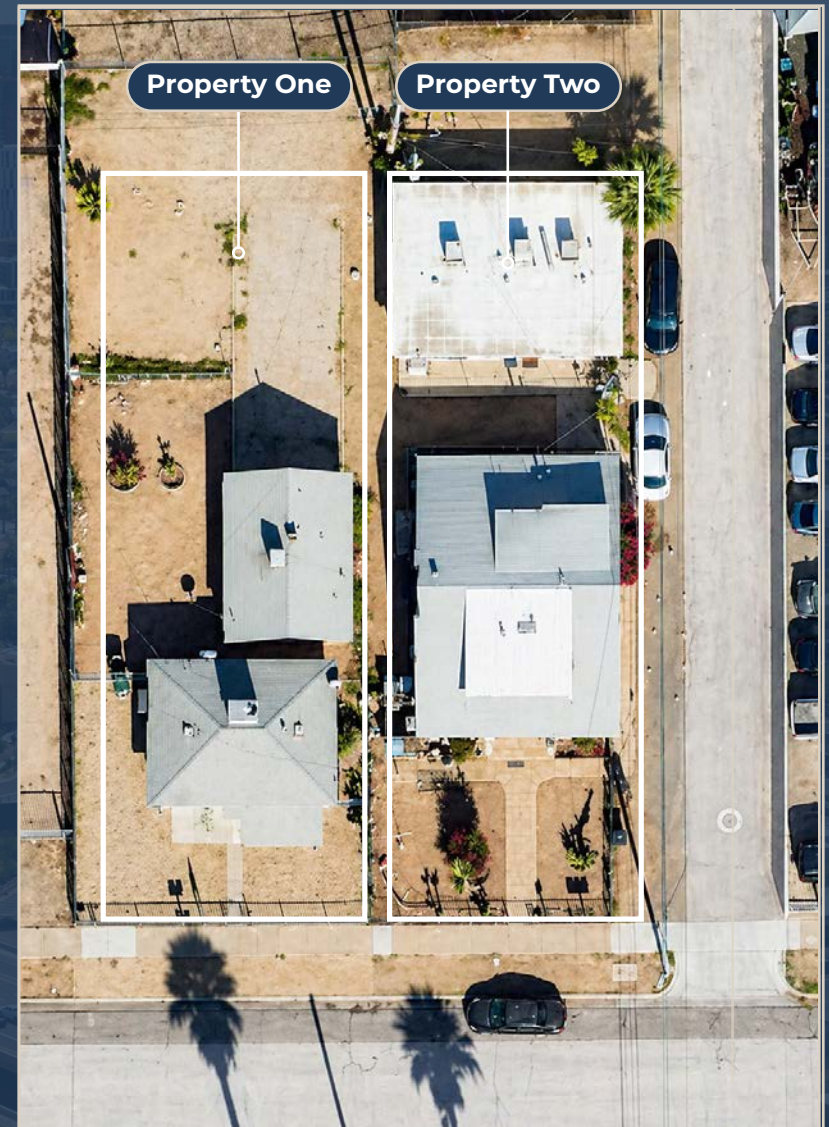
PROPERTY 1
718 West Fillmore Street

2
1/1 Units

PROPERTY 2
712 West Fillmore Street

1
3/1 House

3
1/1 Units



PROPERTY ONE

718 West Fillmore Street - Phoenix, Arizona 85007

Parcel Numbers:
111-29-144

PROPERTY ONE HIGHLIGHTS

- ✓ Two separate units located on the western parcel
- ✓ Fully renovated and vacant units allowing for an owner-occupier or immediate lease-up
- ✓ Garden-style construction with efficient 1-Bedroom / 1-Bath layouts
- ✓ Excess land provides future development or expansion potential
- ✓ Strong rental demand due to proximity to Downtown Phoenix



PROPERTY TWO

712 West Fillmore Street - Phoenix, Arizona 85007

Parcel Numbers:
111-29-146

PROPERTY TWO HIGHLIGHTS

- ✓ 4-unit multifamily property consisting of a triplex and a detached single-family residence
- ✓ Value-add opportunity through interior upgrades and rental rate optimization
- ✓ Diverse unit mix enhances tenant demand and leasing flexibility
- ✓ Exceptional redevelopment opportunity with original architectural detail
- ✓ Consistent rental income in a supply-constrained infill location
- ✓ Well-suited for investors targeting value creation and long-term appreciation



AERIAL VIEW

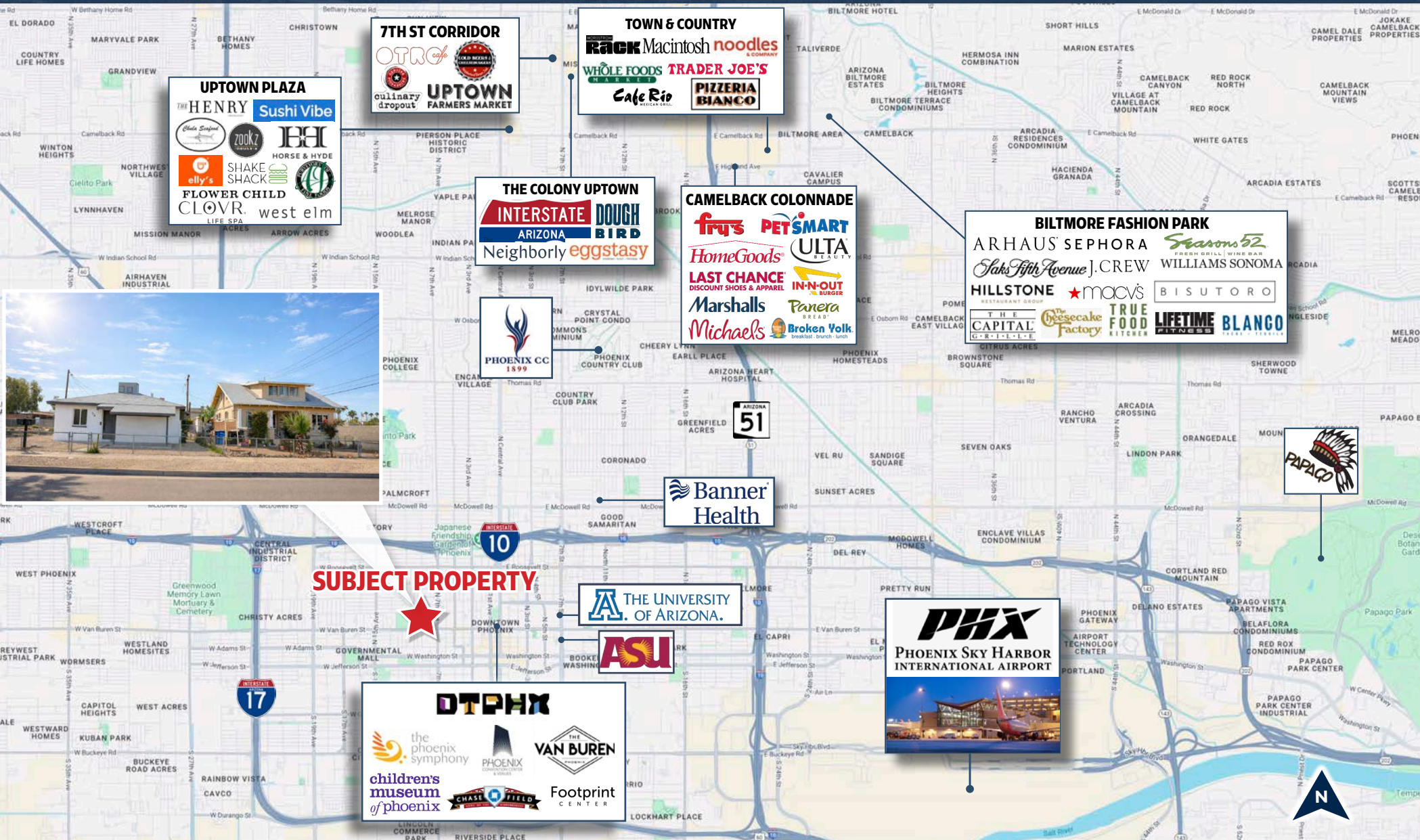
712-718 West Fillmore Street - Phoenix, Arizona 85007

Parcel Numbers:
111-29-144 | 111-29-146



DISTANT AERIAL VIEW

712-718 West Fillmore Street - Phoenix, Arizona 85007



DOWNTOWN PHOENIX

stands as the thriving urban core of the Valley, offering an unbeatable combination of business, culture, and lifestyle that makes it one of the most desirable areas for office and retail development. As the fastest-growing major city in the U.S., Phoenix's downtown has transformed into a dynamic hub with major employers, government offices, Arizona State University's downtown campus, and renowned medical institutions fueling consistent daytime and evening activity. The area is anchored by sports and entertainment venues, acclaimed restaurants, boutique shops, and a vibrant arts and nightlife scene, all supported by robust public transit including light rail connectivity. With billions in recent investment and a rapidly expanding population, Downtown Phoenix provides unmatched visibility, foot traffic, and long-term growth potential.



5 MILE DAYTIME POPULATION

385,205



1 MILE AVG HOUSEHOLD INCOME

\$93,013

SUBJECT PROPERTY DEMOGRAPHICS

POPULATION:	1- MILE	3-MILE	5-MILE
2026 estimate:	27,111	125,877	385,205
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2026 estimate:	15,027	55,632	147,364
INCOME:	1-MILE	3-MILE	5-MILE
2026 Avg Household Income:	\$93,013	\$90,664	\$93,524



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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