

	6875979	Multiple Dwellings	Active
	Total # of Units: 5 # of Buildings: 2 Lot Size Dimensions: 8700 Covered Parking Spcs: 0 Total Parking Spcs: 5 Uncvrd Parking Spcs: 5 Year Built: 1926 Zoning: R5 Add'l Parcels: No Other Type:		Subdivision: OAKLAND Tax Municipality: Phoenix Marketing Name: NONE Hun Block: Map Code/Grid: Legal: OAKLAND Census Tract: 112,900
	Ele Sch Dist: Phoenix Elementary District Elementary School: Capitol Elementary School Jr. High School:		High School District: Phoenix Union High School District High School: Central High School

Cross Streets: 19th Ave and Polk **Directions:**

Public Remarks: THIS PROPERTY IS ORDERED SOLD AT PUBLIC AUCTION! THIS IS NOT A FORECLOSURE SALE. IT IS A UNIQUE OPPORTUNITY TO PURCHASE AND REDEVELOP A MULTI-FAMILY PROPERTY IN THE OAKLAND HISTORIC DISTRICT. THERE WERE 5 PERMITTED RENTAL UNITS PRIOR TO THE CURRENT DAMAGE. TAKE A LOOK AND SEE IF EXPERTISE IS JUST WHAT IS NEEDED. Zoned R-5 (up to 5 units) this entire area is being revitalized with new multi family construction and remodel of historic homes. Close to the downtown area and ASU Downtown, Light Rail, Roosevelt Row and the Arts District!

Efficiency Units: # Efficiency Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
1 Bedroom Units: # 1 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
2 Bedroom Units: # 2 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
3 Bedrooms Units: # 3 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0
4 Bedrooms Units: # 4 Bedroom Units: 0; Avg Rent: 0; Avg SqFt: 0; # Baths: 0

Features & Mobile Park Info	Income & Expense	Construction & Utilities	County, Tax and Financing
Appliances Included: None Parking Features: None Community Features: No Pool Project Type: Duplex; Tri-Plex; Four Plex; 5 - 12 Units Sale Includes: Land & Building	Source of Fincl Data: Unknown Adjusted Gross Inc: \$0 Other Income: \$0 Operating Exp: \$1,166 Net Operating Income: \$0 Owner Association: No % Vacancy Allowance: 0.00 Annual Elec Exp: \$0 Annual Gas Exp: \$0 Annual Ins Exp: \$0 Annual Land Lse Exp: \$0 Annual Landscape Exp: \$0 Annual Legal & Acctg: \$0 Annual Maint Exp: \$0 Annual Mgmt Exp: \$0 Annual Other Expense: \$0 Annual Ownr Asoc Fee: \$0 Annual PAD Fee: \$0 Annual Rplcmnt Rsrvs: \$0 Annual Trash Exp: \$0 Annual Wtr/Swr Exp: \$0	Construction: Block Const - Finish: Painted Roofing: Other Floors: Other Heating: None Cooling: Other; See Remarks Water Source: City Franchise Sewer: Sewer - Public Gas: Other (See Remarks) Electric: APS Roads/Streets: Asphalt; Sidewalk(s) Environmental: None Tenant Pays: None Owner Pays: None	County Code: Maricopa Legal Description (Abbrev): OAKLAND Tax Year: 2024 Taxes: \$1,166 Assessor Number: 111-24-025 Lot Number: 16 Ownership: Fee Simple Range: 3E Section: 6 Township: 1N Block: 2 Total Owed: 0 Equity: \$100,000 Monthly Payments: 0 Assessment Bal Yrs: 0 Assessment Balance: \$0 Down Payment: \$0 Down Payment %: 0 New Financing: Other (See Remarks) Reports/Disclosures: Seller Prop Disc Stm Auction: Yes Auction Info: Auction Date: 07/09/2025; Minimum Bid Price: 100,000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-861-2530; Auction License Nbr: BR035668000

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 06/05/2025 Status Change Date: 06/05/2025	Original List Price: \$100,000 List Price: \$100,000	Type: Exclusive Right To Sell

Private Remarks: THE LARSEN COMPANY AND UNITED COUNTRY REAL ESTATE AND AUCTION ARE PRESENTING THIS UNIQUE AUCTION OPPORTUNITY. ALL BIDDING WILL BE ONLINE AT WWW.AZESTATEBID.COM BIDDING WILL END JULY 9TH AT 2:00 PM CALL STEWART LARSEN AT 480-861-2530 OR JOHN PAYNE AT 480-422-6800.

Office Remarks:		
Showing Instructions	Owner/Occupant Information	Property Access

Permission Required to Show: No Primary Showing Contact: Listing Agent Showing Service: No Showing Service Used Showing Notification Methods: Showing Service: No Showing Service Used; Text; Email; Phone Call	Vacant: Yes Occupant - DND2: Vacant	Lockbox Type: None Sign on Property: No
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions hlam01 SE035668000	480-861-2530	480-844-1221	slarsen@thelarsencompany.com	480-861-2530 480-837-2796	480-844-0155
			480-422-6800				

Prepared by John L.
Payne

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

06/05/2025 10:00 AM © 2025 ARMLS and FBS.
DMCA

18th1



18th2



18th3



18th4



18th5



18th6



18th7



18th8



18th9



18th10



18th11



18th12



18th13



18th14



18th15

