

EXCLUSIVE LISTING



7TH STREET & MONROE

Location: Southeast of the SEC of 7th Street and Monroe, Buckeye, Arizona

Size: 22 units (+/- 24,253 sf)

Price: \$400,000

Zoning: Downtown Commercial (DC)- Multi-family-permitted. Preliminarily approved for 22 studio apartments.

Utilities: Water & Sewer- City of Buckeye.

Comments: Rare opportunity to develop studio apartments in downtown Buckeye. Area has high demand for rental units, and property is strategically located in the heart of Buckeye.



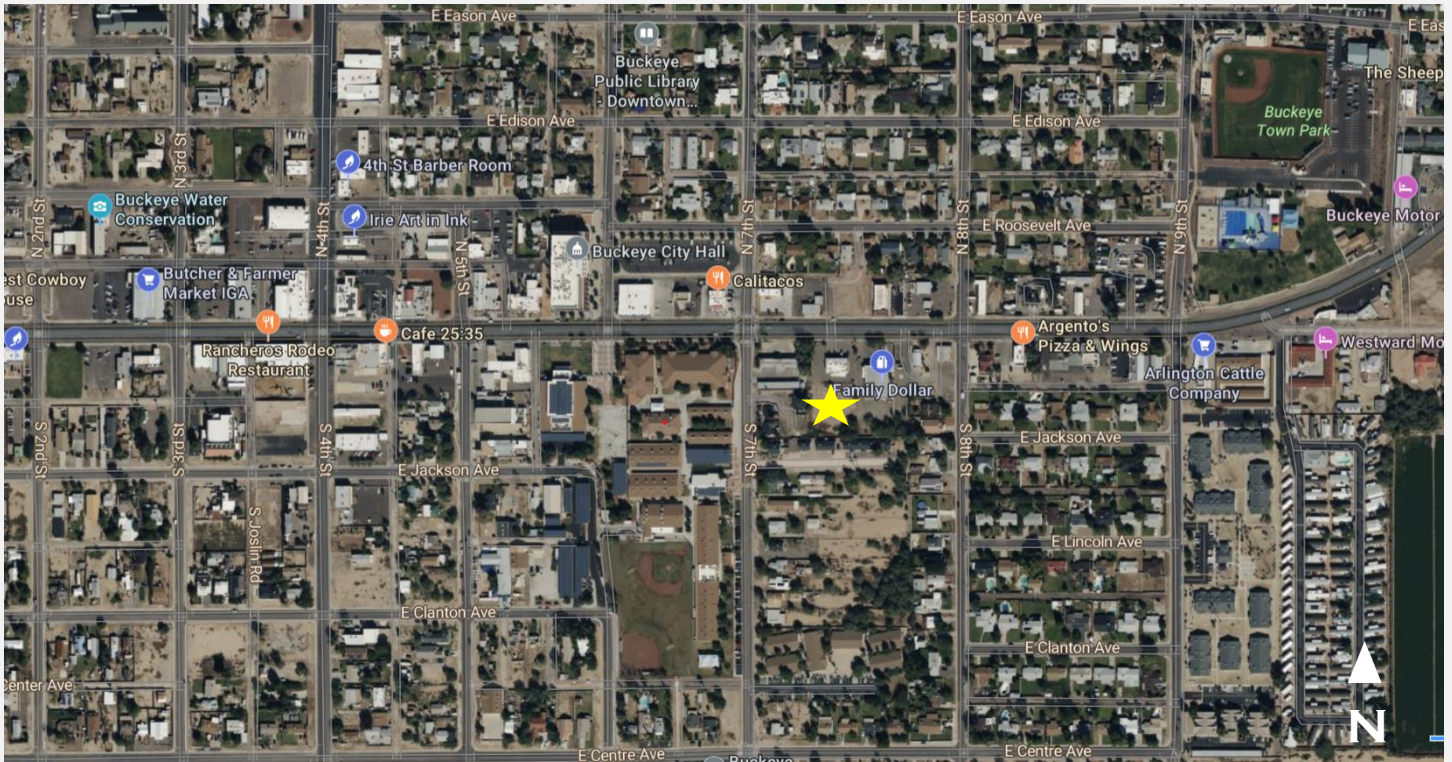
COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

104 W. BASELINE RD.
BUCKEYE, AZ 85326

WWW.COPPERSTARRE.COM

7TH STREET & MONROE | CITY OF BUCKEYE



COPPER STAR
Real Estate

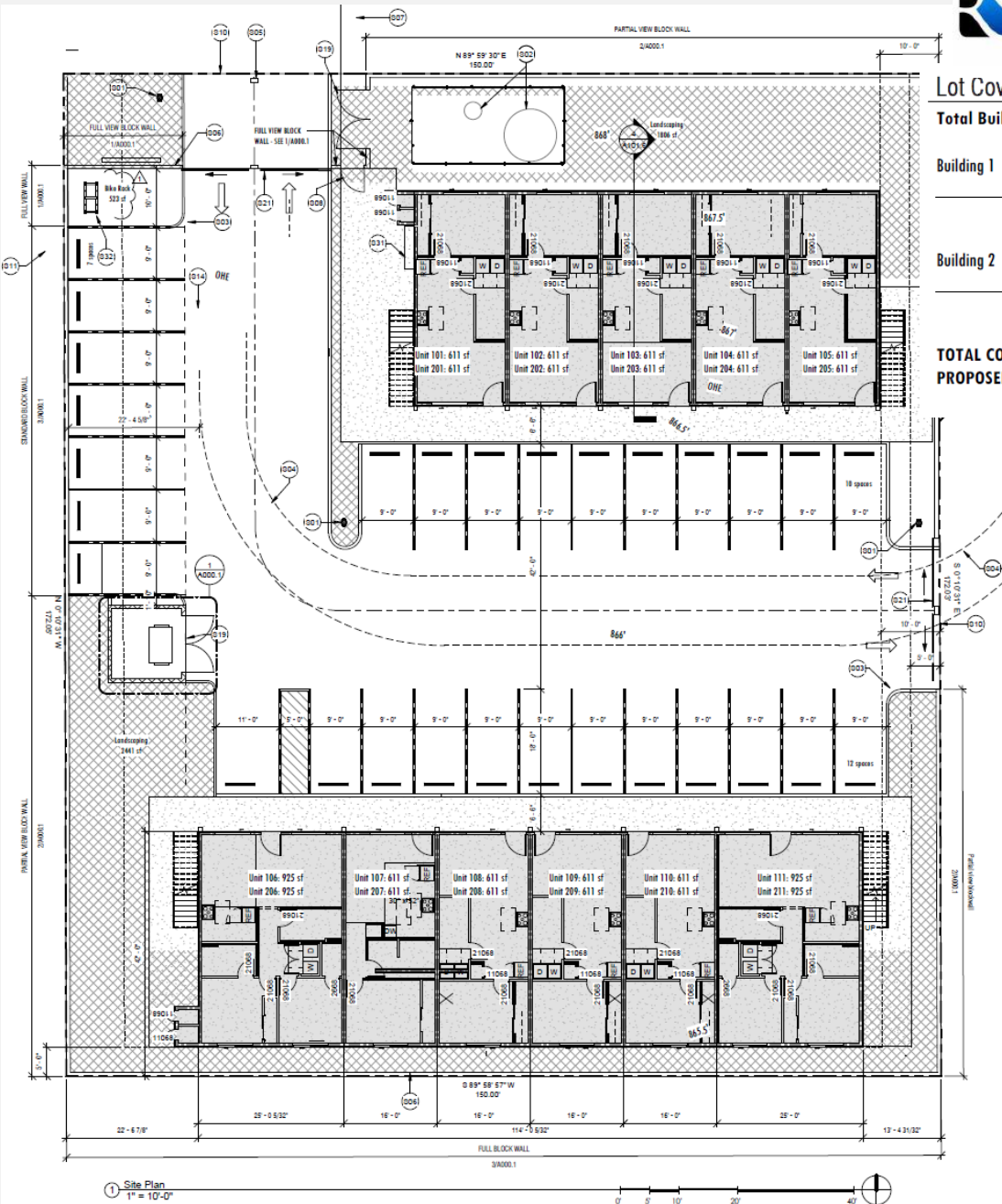
BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

7TH STREET & MONROE | CITY OF BUCKEYE



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM



Lot Coverage Calculation

Total Building Coverage -

Building 1 = Main Building Area = 3,089 sf
 = Walkway & Stairs = 619 sf
Total Building 1 = 3,708 sf

Building 2 = Main Building Area = 4,218 sf
 = Walkway & Stairs = 756 sf
Total Building 2 = 4,917 sf

TOTAL COVERAGE: = 8,682 sf
PROPOSED COVERAGE: 8,682 SF / 24,253 SF = 36%

Unit Matrix

North Building - A

Unit #	Conditioned sf	#beds
101	611	1
102	611	1
103	611	1
104	611	1
105	611	1
201	611	1
202	611	1
203	611	1
204	611	1
205	611	1

Total Building A: 6,110 gross sf

South Building - B

Unit #	Gross sf	#beds
106	925	2
107	611	1
108	611	1
109	611	1
110	611	1
111	611	1
112	925	2
206	925	2
207	611	1
208	611	1
209	611	1
210	611	1
211	611	1
212	925	2

Total Building B: 8,588 gross sf

Total 14,698 gross sf

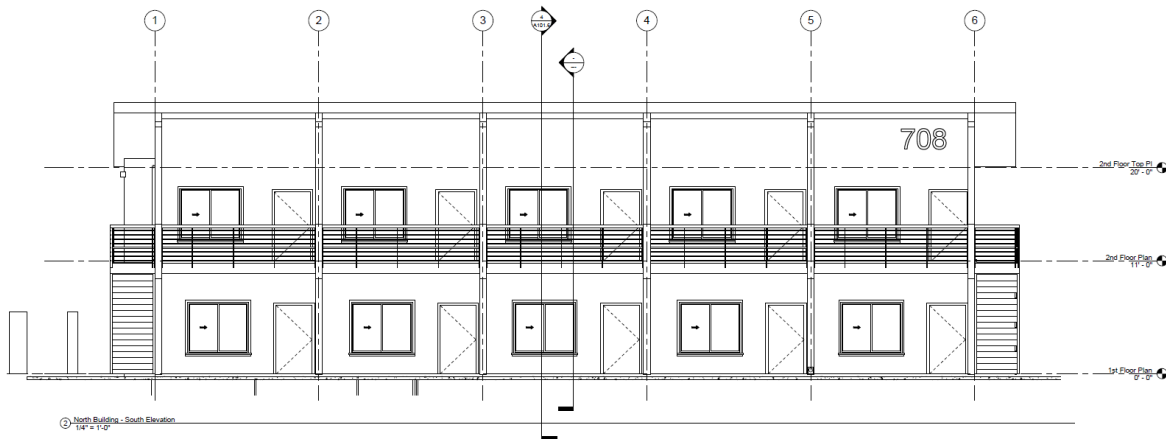
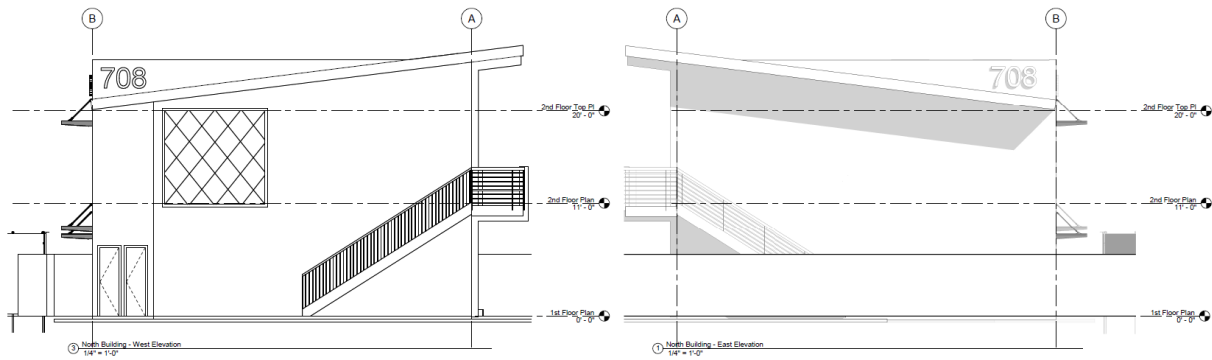
1-Bedroom Units (611 sf) 18
 2-Bedroom Units (925 sf) 4
Total Unit Count: 22

CONCEPTUAL SITE PLAN



BRAD KUIPER
 (602) 390-0624
 BRAD@COPPERSTARRE.COM

7TH STREET & MONROE | CITY OF BUCKEYE



703 E Monroe LLC	
Buckeye Apartments 703 E Monroe Ave. Buckeye, AZ 85326	
RSArchitecture PROJECT CONSULTING	
<small>6204 E SANDERL VENNICE SCOTTSDALE, AZ 85224 602.822.0244 - info@rsarchitect.com</small>	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
Scale	1/4" = 1'-0"
A101.5	
Building 'A' - Exterior Elevations	



BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

7TH STREET & MONROE | CITY OF BUCKEYE



North View



South View



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM