

FOR SALE

WILLIAMS HERITAGE

SIX-UNIT MULTIFAMILY COMMUNITY

601–611 S Hardy Drive, Tempe, AZ 85281

ASKING PRICE **\$ 1,300,000**



COLDWELL BANKER
COMMERCIAL
REALTY

Terry Kass, CCIM, CPM
(602) 703-5277
terry.kass@cbrealty.com

James Kasten, CCIM
(602) 677-0655
jim.kasten@cbrealty.com

FOR SALE

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

It is the responsibility of the prospective buyer to investigate the conditions regarding the real estate. It is the sole responsibility of the prospective buyer to seek advice on the status of the Property, including, but not limited to, such items as utilities, roof, current zoning of Property, and physical condition of the Property. Neither the seller nor the broker will represent or warrant any of the foregoing and prospective buyer is strongly advised to seek the appropriate advice of counsel.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Terry Kass, CCIM, CPM
(602) 703-5277
terry.kass@cbrealty.com

James Kasten, CCIM
(602) 677-0655
jim.kasten@cbrealty.com



**COLDWELL BANKER
COMMERCIAL
REALTY**

PROPERTY INFORMATION

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281



PROPERTY DESCRIPTION

Williams Heritage is a six-unit multifamily community located near Downtown Tempe and Arizona State University. The property comprises two adjacent, separately parceled, single-story triplex buildings situated on approximately 0.38 combined acres. **The separate parcels offer the potential for residential financing, providing additional flexibility for qualified buyers.**

The unit mix consists exclusively of six one-bedroom, one-bath residences averaging approximately 653 square feet. The property features masonry construction, individually metered utilities, individual HVAC systems and functional floor plans.

All six residential units were leased as of May 19, 2026, generating approximately \$95,520 in annual scheduled rent. With an established income stream and proximity to ASU, Mill Avenue, Tempe Town Lake and major employment centers, Williams Heritage offers a well-positioned small multifamily investment in Tempe.

EXTERIOR AMENITIES

- Private, Direct-Access Unit Entrances
- Fenced Private Front Patio Areas
- Low-Density, Single-Story Layout
- Durable, Low-Maintenance Masonry Exterior

OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	6
Building Size:	3,920 SF
NOI:	\$68,570
Zoning:	R-3
APN:	124-34-019-C and 124-34-019-D

INTERIOR AMENITIES

- Stacked Washer/Dryer
- Stainless-Steel Kitchen Appliances
- Cozy Dining/Living Room
- Front and Back Unit Entrances
- Tile and Laminate Flooring
- Individual HVAC and Hot-Water Systems

Terry Kass, CCIM, CPM **James Kasten, CCIM**
(602) 703-5277 (602) 677-0655
terry.kass@cbrealty.com jim.kasten@cbrealty.com

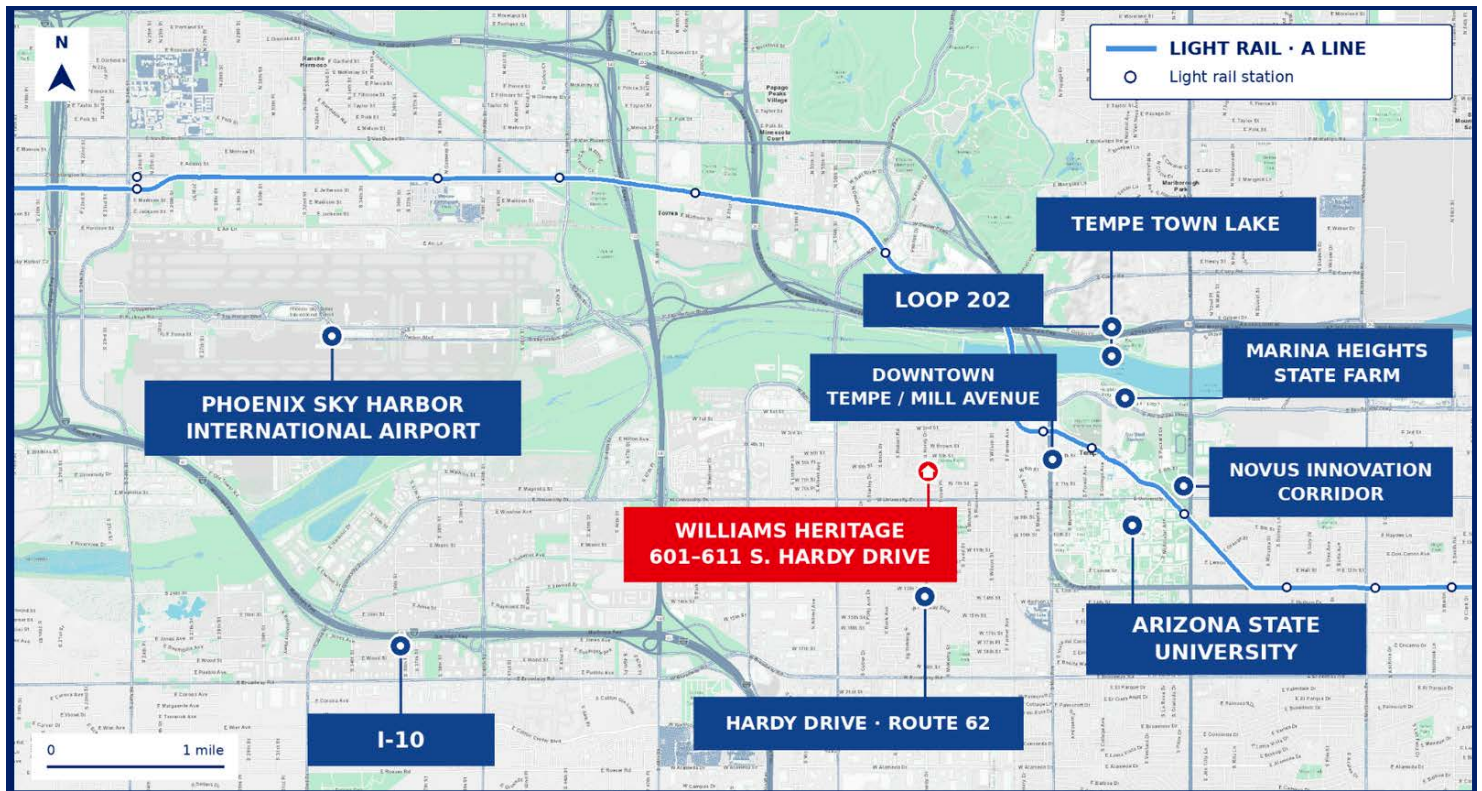


COLDWELL BANKER
COMMERCIAL
REALTY

LOCATION DESCRIPTION

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281



LOCATION DESCRIPTION

Williams Heritage is strategically located near Downtown Tempe, approximately 1.3 miles from Arizona State University's Tempe campus. The property provides convenient access to Mill Avenue, Tempe Town Lake, Marina Heights, the Novus Innovation Corridor and other major employment, education and entertainment destinations.

The property is positioned near University Drive, Loop 202 and multiple public transportation options, including Valley Metro Route 62 along Hardy Drive. Phoenix Sky Harbor International Airport and the employment centers of Phoenix, Scottsdale and Mesa are also easily accessible, supporting long-term rental demand from a broad resident base.

LOCATION HIGHLIGHTS

- Approximately 1.3 Miles from Arizona State University
- Near Downtown Tempe and Mill Avenue
- Convenient Access to Tempe Town Lake
- Close to Marina Heights and State Farm
- Near the Novus Innovation Corridor
- Public Transportation Along Hardy Drive
- Convenient Access to Loop 202 and Interstate 10
- Minutes from Phoenix Sky Harbor International Airport

Terry Kass, CCIM, CPM **James Kasten, CCIM**
(602) 703-5277 (602) 677-0655
terry.kass@cbrealty.com jim.kasten@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

INTERIOR PHOTOS

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281



Terry Kass, CCIM, CPM **James Kasten, CCIM**
(602) 703-5277 (602) 677-0655
terry.kass@cbrealty.com jim.kasten@cbrealty.com



**COLDWELL BANKER
COMMERCIAL
REALTY**

EXTERIOR PHOTOS

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281



Terry Kass, CCIM, CPM **James Kasten, CCIM**
(602) 703-5277 (602) 677-0655
terry.kass@cbrealty.com jim.kasten@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

CURRENT RENTS					
UNITS	TYPE	SIZE	AVERAGE RENT		TOTAL PER MONTH
			RENT	PER SF	
6	1/1	653	\$1,325	\$2.03	\$7,950
3,918					\$95,280 per year

INCOME AND EXPENSES		
2025 ACTUAL		
GSI	2025 ACTUAL RENTAL INCOME	\$93,767
	VACANCY	*
	OTHER INCOME	\$1,035
	RUBS	\$3,500
GOI		\$98,302
EXPENSES		PER UNIT
	PROPERTY MANAGEMENT **	\$4,915 \$819
	CLEANING AND MAINTENANCE	\$4,730 \$788
	LANDSCAPE	\$2,580 \$430
	WATER/SEWER/TRASH	\$7,257 \$1,210
	RE TAXES (2025)	\$3,289 \$548
	INSURANCE	\$3,952 \$659
	MISCELLANEOUS	\$4,500 \$750
	TOTAL EXPENSES	\$31,223 \$5,204
NOI		\$67,079

* No Vacancy reported in 2025 and YTD 2026.
** Self managed by owner, Property Management added in at 5% of GOI

WILLIAMS HERITAGE CURRENT RENT ROLL

SUITE	TYPE	SIZE (SF)	CURRENT RENT	RENT PER SF
601-101	1/1	653	\$1,345	\$2.06
601-102	1/1	653	\$1,400	\$2.14
601-103	1/1	653	\$1,400	\$2.14
611-101	1/1	653	\$1,300	\$1.99
611-102	1/1	653	\$1,250	\$1.91
611-103	1/1	653	\$1,245	\$1.91
		3,918	\$7,940	
			\$95,280	ANNUAL



Terry Kass, CCIM, CPM (602) 703-5277
 terry.kass@cbrealty.com

James Kasten, CCIM (602) 677-0655
 jim.kasten@cbrealty.com



COLDWELL BANKER
COMMERCIAL
 REALTY

SALE COMPARABLES

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281

	NAME / ADDRESS	PRICE	EFFECTIVE SF	NO. UNITS	YEAR BUILT	PRICE/ESF	PRICE/UNIT
★	Williams Heritage 601-611 S Hardy Drive, Tempe, AZ 85281	\$1,300,000	3,920 SF	6	1980	\$332	\$216,667
ACTIVE							
1	616 S Hardy Drive 616 S Hardy Drive, Tempe, AZ, 85281	\$1,199,900		7	1984		\$171,414
2	1214 S Farmer Avenue 1214 S Farmer Avenue, Tempe, AZ, 85281	\$1,395,000	4,272 SF	7	1947	\$327	\$199,286
SOLD							
3	510 University Drive 510 W University Drive, Tempe, AZ, 85281	\$1,400,000	6,912 SF	8	1986	\$203	\$175,000
4	604 S Roosevelt Street 604 S Roosevelt Street Tempe, AZ, 85281	\$1,625,000	4,185 SF	9	1955	\$388	\$180,556
5	626 S Wilson Street 626 S Wilson Street Tempe, AZ, 85281	\$2,375,000	7,340 SF	12	1960	\$324	\$197,917

Terry Kass, CCIM, CPM **James Kasten, CCIM**
(602) 703-5277 (602) 677-0655
terry.kass@cbrealty.com jim.kasten@cbrealty.com



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE COMPARABLES

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281

616 S HARDY DRIVE

616 S Hardy Drive, Tempe, AZ, 85281

DETAILS

Price:	\$1,199,900
Effective SF:	SF
No. Units	7
Year Built	1984
Price/ SF:	
Price/Unit:	\$171,414

DESCRIPTION

Offered at \$1,199,900. Bulk offering of seven rented two-bedroom, two-bath condominiums at Worthington Place. Community amenities include a pool, play area and barbecue facilities. Total effective square footage requires confirmation due to an inconsistent MLS area entry.

ACTIVE



1214 S FARMER AVENUE

1219 S Farmer Avenue, Tempe, AZ 85281

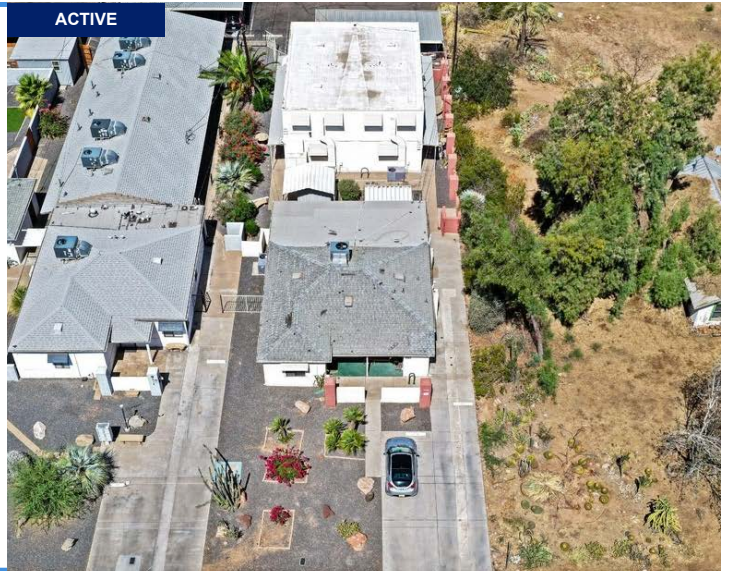
DETAILS

Price:	\$1,395,000
Effective SF:	4,272 SF†
No. Units	7
Year Built	1947
Price/ SF:	\$327†
Price/Unit:	\$199,286

DESCRIPTION

Offered at \$1,395,000. Seven-unit multifamily property comprising a single-story triplex and a two-story, loft-style fourplex west of Arizona State University. The MLS describes two long-term and five short-term tenants. The unit mix requires confirmation due to inconsistent entries in the report.

ACTIVE



510 W UNIVERSITY DRIVE

510 W University Drive, Tempe, AZ 85281

DETAILS

Price:	\$1,400,000
Effective SF:	6,912 SF*
No. Units	8
Year Built	1986
Price/ SF:	\$203
Price/Unit:	\$175,000

DESCRIPTION

Sold for \$1,400,000. Bulk sale of eight two-bedroom, two-bath condominiums across Buildings A and F at Hermosa Place. Each unit is reported at 864 square feet. Community amenities include a pool and covered parking, with convenient access to Mill Avenue and Arizona State University.

SOLD



Terry Kass, CCIM, CPM (602) 703-5277
terry.kass@cbrealty.com

James Kasten, CCIM (602) 677-0655
jim.kasten@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE COMPARABLES

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281

604 S ROOSEVELT STREET

604 S Roosevelt Street, Tempe, AZ 85281

DETAILS

Price:	\$1,625,000
Effective SF:	4,185 SF*
No. Units	9
Year Built	1955
Price/ SF:	\$388
Price/Unit:	\$180,556

DESCRIPTION

Sold for \$1,625,000. Roosevelt Place is a nine-unit multifamily community featuring one-bedroom residences averaging 465 square feet. The property offers a refreshed exterior, upgraded interiors and nine covered parking spaces, with convenient access to Arizona State University and North Tempe employment centers.

SOLD



626 S WILSON STREET

626 S Wilson Street, Tempe, AZ 85281

DETAILS

Price:	\$2,375,000
Effective SF:	7,340 SF*
No. Units	12
Year Built	1960
Price/ SF:	\$324
Price/Unit:	\$197,917

DESCRIPTION

Sold for \$2,375,000. Venture on Wilson is a 12-unit garden-style community renovated in 2019. The unit mix includes ten one-bedroom and two two-bedroom residences. Features include in-unit laundry, individually metered electricity and a shaded courtyard near Mill Avenue, Tempe Beach Park and Arizona State University.

SOLD



Terry Kass, CCIM, CPM (602) 703-5277
terry.kass@cbrealty.com

James Kasten, CCIM (602) 677-0655
jim.kasten@cbrealty.com

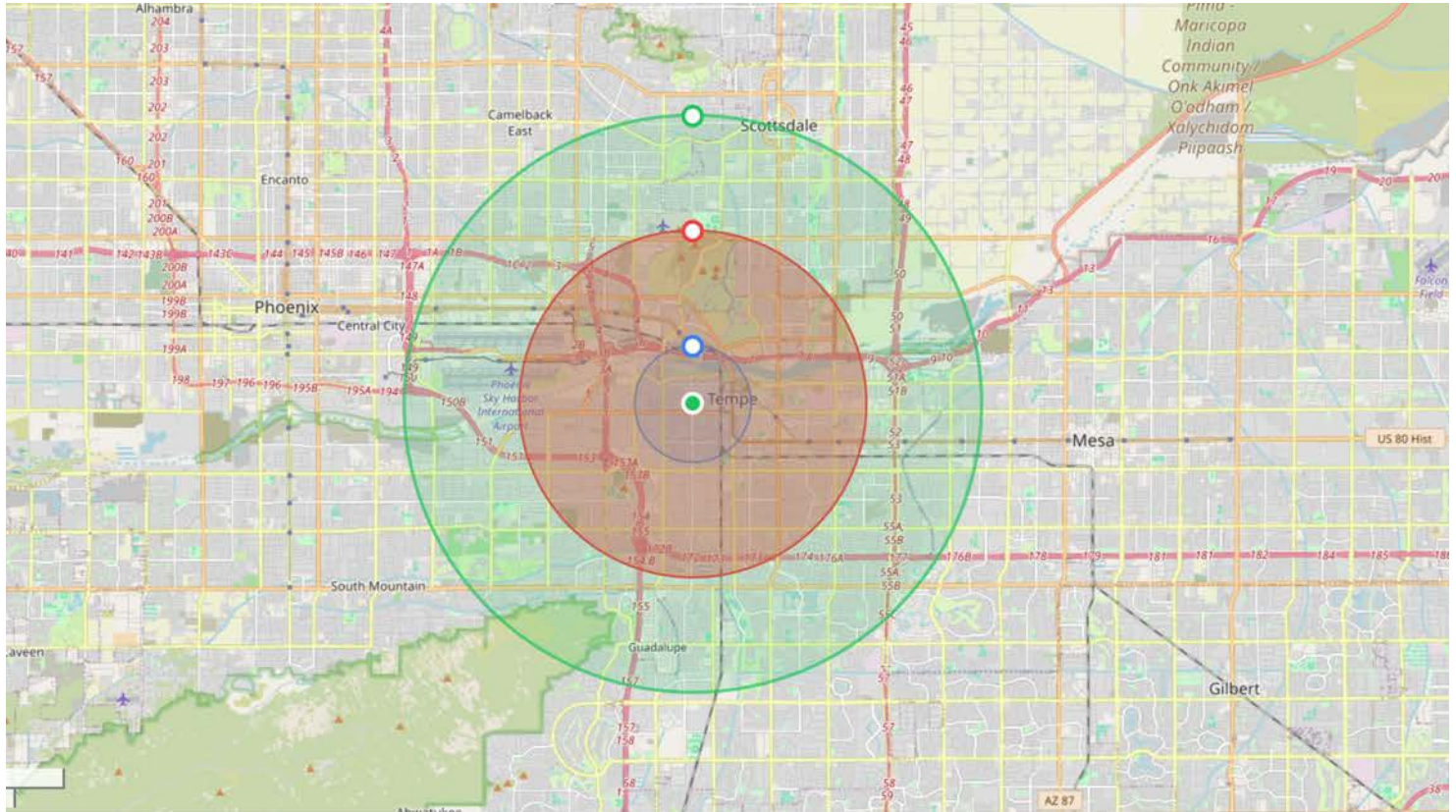


**COLDWELL BANKER
COMMERCIAL
REALTY**

DEMOGRAPHICS

WILLIAMS HERITAGE

601-611 S Hardy Drive, Tempe, AZ 85281



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	34,146	187,891	435,458
Median Age	25.4	29.1	32.7
Total Employees	30,477	163,171	370,900

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	13,245	79,255	186,119
Median Household Income	\$70,331	\$70,997	\$77,650
Renter Households	9,717	51,900	101,148
Homeowner Households	3,528	27,355	84,971
Renter Share	73.4%	65.5%	54.3%

Terry Kass, CCIM, CPM (602) 703-5277
 terry.kass@cbrealty.com

James Kasten, CCIM (602) 677-0655
 jim.kasten@cbrealty.com



**COLDWELL BANKER
 COMMERCIAL
 REALTY**