



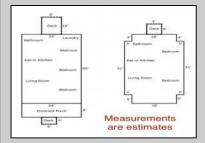
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Sidewalks

Asking \$549,900.00



COMMENTS

Unlock the potential of this income generating, two-story duplex offering tremendous built-in upside. The spacious first-floor unit (960 sq ft) features 3 bedrooms, 1 bath, a large eat-in kitchen, comfortable living room, in-unit laundry, and a 24\' x 8\' enclosed porch. Currently rented month-to-month at \$1,050 with area comps supporting rents around \$2,100 after updates. The second-floor unit (906 sq ft) includes 2 bedrooms, 1 bath, a bright eat-in kitchen, and a cozy living room, and is currently occupied by family at no rent, giving new owners full flexibility. Similar units are renting for approximately \$1,400 per month. With strong rental demand and a projected stabilized income of \$3,500 and up per month once improved, this property offers a clear value-add opportunity through cosmetic and functional upgrades. Whether you choose to live in one unit while renovating the other or bring both to market as high-performing rentals, the cash-flow potential far outweighs the upfront work. This duplex is more than a property; it's a meaningful equity building opportunity ready to be unlocked.

PROPERTY DETAILS

OutsideFeatures ParkingGarage OtherRooms Basement
Porch 3 Car Living Room Crawl Space
Cable TV Kitchen

Laundry/Utility Room

Cooling HotWater Water
Wall Air Conditioning Gas City
Ask for Cynthia Henes

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