



MLS 6503215 Residential Income

\$269,900

Description:

STUNNING CASH FLOW DUPLEX NEAR BSU-GREAT CONDITION!!! Are you ready to invest in a prime real estate opportunity? Whether you're a seasoned investor or looking to start your real estate portfolio, this duplex offers a fantastic investment opportunity with strong potential for appreciation. This immaculate cash flow duplex, ideally situated near BSU, the proximity ensures a consistent demand for rental properties in the area, keeping vacancy rates low and income high. And being just a stone's throw from the tranquil shores of Lake Bemidji, this duplex offers the perfect blend of location, condition, and income potential. Don't miss out on this fantastic investment!

Additional Details:

Year Built	1912
Lot Acres	0.16
Lot Dimensions	50x140
Garage Stalls	2
School District	31
Taxes	\$3,630
Taxes with Assessments	\$3,630
Tax Year	2023

Additional Features:

Basement: Full **Fuel:** Natural Gas **Garage:** 2 **Heat:** Boiler **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

From Paul and Babe go north on Bemidji Ave, turn right on 13th St., then left on Bixby Avenue.



Listed By:
Coldwell Banker Crown Realtors

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