



MLS 7060763 Residential Income

\$219,900

Description:

Duplex investment opportunity in the heart of Alexandria! Situated on a large corner lot, this property includes a 3-car garage and solid income potential. Both units are fully leased, generating immediate cash flow—upper unit rents for \$1,200/month and the main floor unit for \$1,250/month, totaling \$29,400 annually.

Each unit offers approximately 1,440 sq. ft. of living space with functional layouts that appeal to long-term tenants. The property features vinyl siding, new roof in 2024, newer windows, and updated furnaces, along with shared laundry in the rear entry.

While the property could benefit from some cosmetic updates, it presents a great opportunity for investors to build equity and increase rental income over time. Owner currently pays utilities.

Additional Details:

Year Built	1900
Lot Acres	0.234
Lot Dimensions	150x68x150x68
Garage Stalls	3
School District	206
Taxes	\$2,849
Taxes with Assessments	\$2,988
Tax Year	2026

Additional Features:

Basement: Partial, Unfinished **Fuel:** Array **Garage:** 3 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

Driving Directions:

East on 5th Ave to sign on right.



Listed By:
Counselor Realty Inc of Alex

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