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# FULLY LEASED 4 PLEX INVESTMENT OPPORTUNITY

1651 S Burkwood Court, Harrisonburg, VA 22801

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$419,900
Number Of Units:	(4) 2 BD/1BA
Potential Rent Income:	\$33,600/YR
Building Size:	3,432 SF
Zoning:	R3
Utilities:	Public Tenants Pay
Parking:	Gravel, Private
Schools:	Waterman Elem Thomas Harrison Harrisonburg High



### PROPERTY OVERVIEW

Very rare investment opportunity. Superbly located nearby EMU and close to all city amenities. Solid brick building fully leased to excellent tenants with current \$2,800/monthly rent income. All current leases are month to month. Each unit has electric range, dishwasher, refrigerator, washer/dryer hookup, and separate meters. Tenants pay all utility costs. No HOA fees. Contact listing agent for financial information.

For More Information:

Jason Song  
540.383.6692  
jason.song@cottonwood.com

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### Interior Photos



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