

MULTI-FAMILY PROPERTY FOR SALE

GREAT INVESTMENT OPPORTUNITY

201 Fillmore Street, Staunton, VA 24401

\$354,900



For More Information:

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$354,900
Number Of Units:	Four 2 BR/ 1 BA One 1BR / 1BA
Lot Size:	0.13 acres
Building Size:	5,208 square feet
Zoning:	R-4
Price / SF:	\$68.15
Occupancy:	Fully occupied

PROPERTY OVERVIEW

Great Investment property! \$41,880 potential yearly gross rental income with current \$3,400 monthly rent roll and extra laundry room income. All 5 units (Four 2BR/1BA and One 1BR/BA) are fully occupied with excellent tenants. Beautiful hardwood floors, high ceiling, and spacious rooms and attics. Tenants pay all utilities except water, sewer, trash, and gas. NO HOA fee. Superb location! Across Stuart Hall School, only 0.6 miles away from Mary Baldwin University, and walking distance to downtown Staunton. Lots of improvement such as Roof replacement (2015), Electrical service upgrade (2013), rear porch replacement (2010), appliances replacement (2013~2016), and commercial washer and dryer in laundry room (2014). Priced to sell!

LOCATION OVERVIEW

From West Frederick Street, Turn Right onto Fillmore Street and drive one block. The property is located at the corner of Baldwin Street and Fillmore Street. Just across Stuart Hall School.

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Additional Photos



5th unit with private entrance



Private entrances for each unit



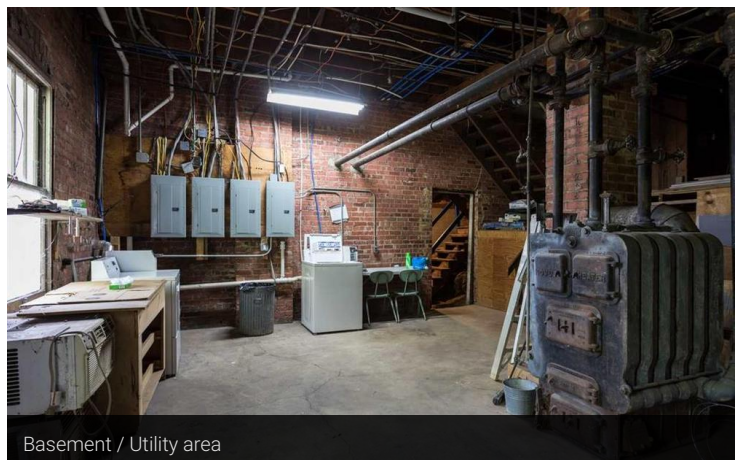
1 of 5 kitchens



1 of 5 living rooms



1 of 5 family rooms



Basement / Utility area

For More Information:

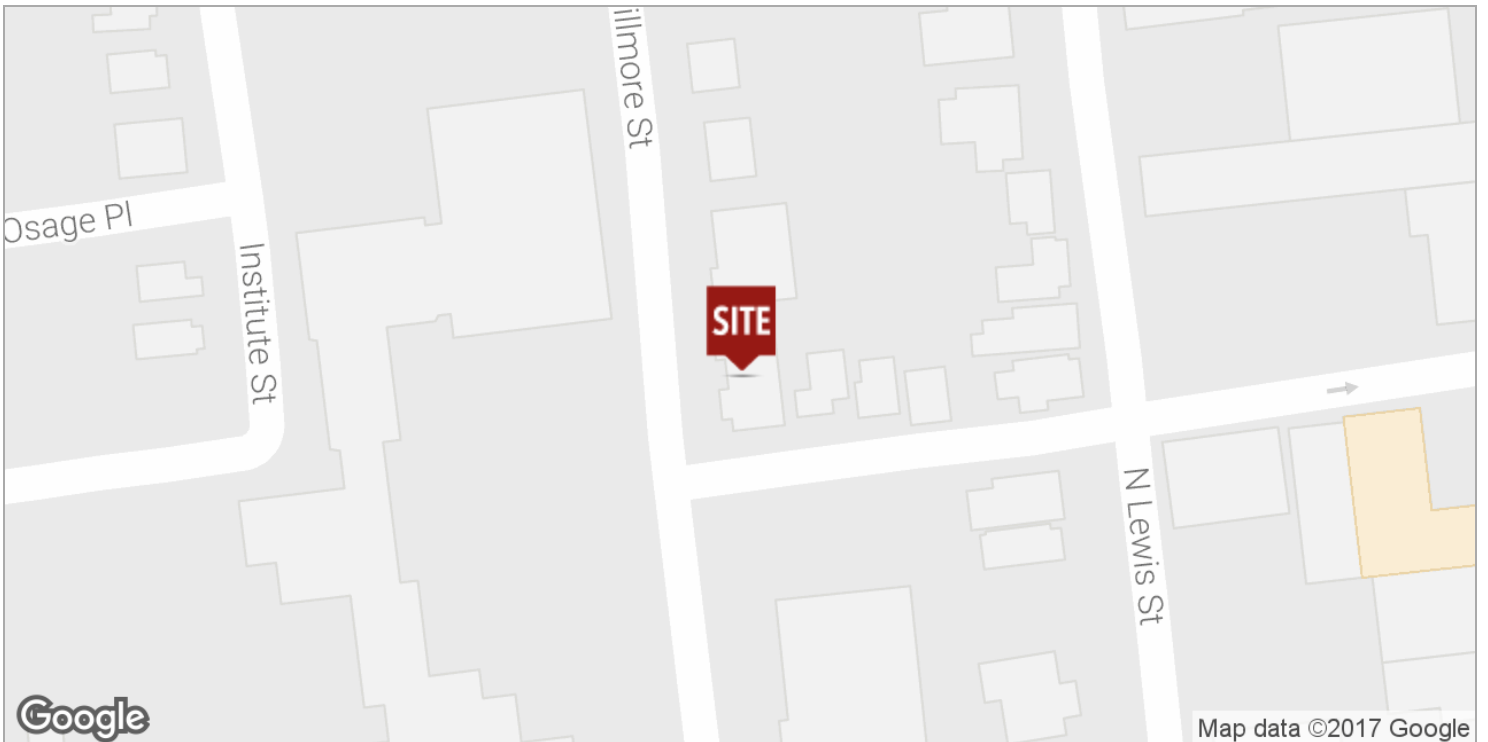
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Location Maps



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