

~ FANTASTIC DUPLEX FOR SALE IN HARLESTON VILLAGE DOWNTOWN ~ LIVE IN ONE AND RENT THE OTHER OUT!



**35 A&B Montagu St
Charleston, SC 29401**

MLS# 1314584 (A&B) - \$975,000

MLS# 1314449 (Unit A) - \$495,000

MLS# 1314428 (Unit B) - \$480,000

Two great spaces approximately 1,720 square feet each. Unit A downstairs is a spacious 3 bedroom /1 bath and Unit B upstairs is a spacious 3 bedroom/2 bath duplex. Both have large common areas and updated kitchens. These two duplexes sit on a large lot with lots of parking and a 2 car garage. A dog kennel is also at the back of the lot. There are three ways to purchase this property.

You can purchase this entire building and live in one duplex and rent out the other OR you can purchase just one of the units.

There is also the potential opportunity to redevelop the garage on the rear of the property. This would be up to the new owner to work with the city of Charleston for approvals. Wonderful property with many options. All within walking distance to C of C, MUSC, King St, and Colonial Lake. This home is in the heart of 29401!!!

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