

Downtown Multi-Family Investment Opportunity

7 Sheppard St. - Duplex



\$515,000

DUPLEX. GREAT INVESTMENT OPPORTUNITY just a short walk to upper King Street, Courier Square, and the Cigar Factory. Perfect chance to earn rental income, live in one unit while renting out the other, or turn the property into a single family dwelling. Each unit has 3 good sized bedrooms and 1 full bath. Original fireplaces (no-functioning) in living room and master bedroom. Porches upstairs and downstairs. Small backyard. Roof was redone in 2017. Floors replaced in both units. New bathrooms in both units. New appliances. Electrical outlets replaced in both units. Brand new HVAC and ductwork in upstairs unit replaced 2018. Downstairs unit is currently empty but rented for \$1900/month for the previous 2 yrs. Tenants currently on 12 month lease for Unit B (upstairs) @ \$1800/month. Current lease ends 6/30/2021.



LISTING AGENT

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