# **Mobile Duplex**

# **Duplex For Sale**

# 2366 White St, Mobile, AL 36605

Listing ID: 30840692 Status: Active

Property Type: Multi-Family For Sale

Multi-Family Type: Duplex/Fourplex

Size: 1,978 SF

Sale Price: \$185,000

Unit Price: \$92,500 Per Unit

Sale Terms: Cash to Seller

#### **Overview/Comments**

Investors interested in investing in rental property? This could be a great opportunity to generate steady rental income and build wealth over time. With this fully occupied property, you can start earning rental income right away and potentially see a return on your investment in a relatively short amount of time. This duplex is ready to go with signed leases and paying tenants. The roof was replaced 6 months ago per owner and the HVACs will be replaced in June of 2023.

These units have no carpet in them and are relatively maintenance free.

Stove, Furnace, water heater are gas, everything else is electric. Tenant pays all utilities.





#### **General Information**

 Tax ID/APN:
 3202370004187XXX

 Multi-Family Type:
 Duplex/Fourplex

 Property Use Type:
 Investment

Total Number of Units: 2
Gross Building Area: 1,978 SF

Building/Unit Size (RSF): 1,978 SF

Land Area: 26,250 - 35,000 SF Sale Terms: Cash to Seller

Average Occupancy Rate: 100

#### **Occupancy**

Percent Occupied: 100%

## **Area & Location**

**Building Related** 

Property Located Between: McVay & Navco Rd Airports: Mobile

Highway Access: Minutes from I-10 Site Description: 1 story 2/1 Duplex with large separated backyard

areas and ample parking out front and a circular drive.

Total Number of Buildings: 1 Total Parking Spaces: 4
Property Condition: Good Passenger Elevators: 0
Number of Stories: 1 Freight Elevators: 0

Year Built: 1965 Laundry: In Each Unit Sprinklers: Loading Doors: 0 None Natural Gas Roof Type: Heat Type: Hip Construction/Siding: Heat Source: Central Concrete **Exterior Description:** Painted concrete block Fuel: Gas

Parking Ratio: 22 (per 1000 SF) Air Conditioning: Other Parking Description: ample parking on each side for at least 2 cars per Internet Access: Other

unit and a circular drive thru for easy in and out

Interior Description Each side is a 2 bedroom 1 bath unit with no carpet, including a kitchen area, laundry area with washer & dryer, an eat in area off of the kitchen and a back door from kitchen to the private backyard with a grilling deck.

### **Land Related**

Water Service: Municipal Sewer Type: Municipal

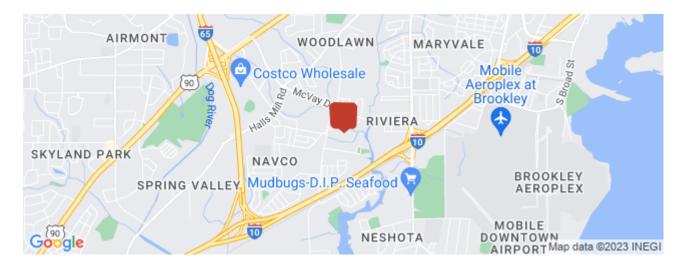
Legal Description: LOT 11 OF RES/D OF MCRAES 4TH ADD MBK

3/209-210 #SEC 37 T5S R1W #MP32 02 37 0 004

### Location

Address: 2366 White St, Mobile, AL 36605

County: Mobile MSA: Mobile



# **Property Images**





LR A Kitchen A





DR A





Bath A







Backyard A