



**Violet Ostrowski**  
Managing Broker

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495-499 Franklin Blvd. | Elgin | Illinois | 60120



[ \$494,900 ]

For Sale



6 bedrooms | 2 baths

Fully rented brick duplex generating immediate income. Purpose-built with separate utilities and HVAC systems for each unit + recent big ticket updates.

Well-maintained, fully rented brick duplex offering immediate cash flow and true turnkey ownership. Both mirror-image 3 bed/1 bath units are currently leased and generating a combined \$4,145 per month in rental income. Unlike many area 2-units, this property was purpose-built as a duplex with separate utilities for each tenant, including separately