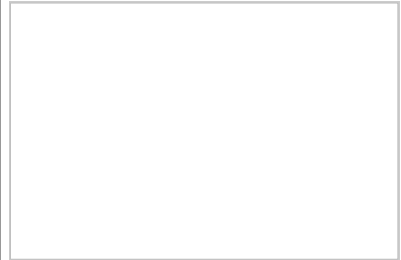
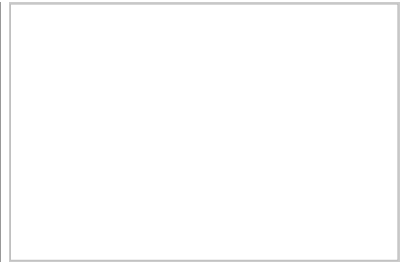
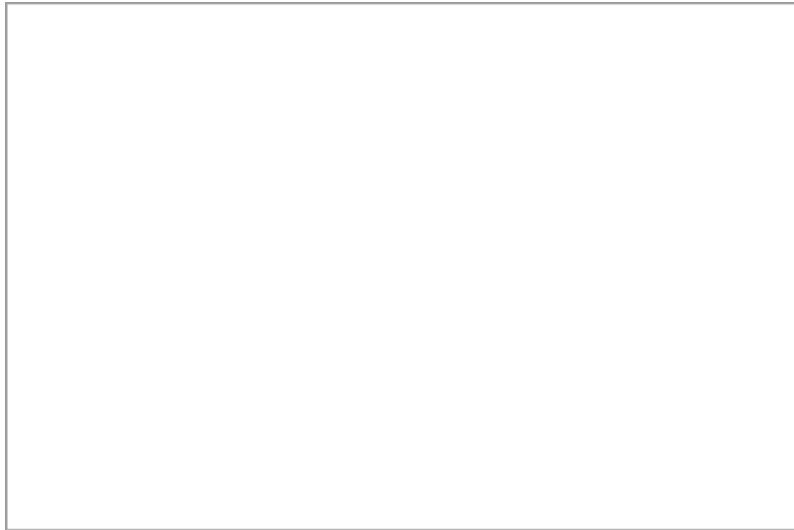


620 AND 622 SW 7 AVENUE

HALLANDALE BEACH, FL 33009 | MLS #: M1988489

\$250,000 | 4 BEDS | 2+ 2 HALF BATHROOMS BATHROOMS | 4 CAR PARKING | 2080 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/31419>

For Instant Photos: Text 723614 To 415-877-1411

Two units with 2 bedrooms and 1.5 bathrooms each side.

Great return for the money! Just close and start collecting \$2300/month
Updated bathrooms, tiled floors, modern fans, CENTRAL A/C in each side plus
extra wall units in case of an emergency.

Two private laundry-rooms, one for each unit. All appliances are 3yrs old.
New roof put in 3 years ago-with secondary water barrier, as well as new gutters
and extra roof insulation,.

Back unit has private back patio with 20x20 pavers. Tenant is on a month to
month rental in case buyer wants to move in.

Duplex comes with a Shed, a back patio and parking for 4 cars.

Each unit has separate electric meters.

Landlord pays water bill: \$150/month average. Both units have modern low flow
toilets and faucets.

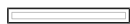
Taxes in 2013 only \$2117.

Owners are relocating

Great low maintenance building

Small_316628

- Income Producing Updated Duplex
- Low Maintenance effort
- Month to month tenants
- May purchase to live in one side and rent the other side
- New Roof in 2011
- Brand New appliances purchased in 2011 including Washers and Dryers
- Fenced for privacy
- High demand for rentals



AGENT INFORMATION



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Disclaimer: All information deemed reliable but not guaranteed.