



4 RESIDENTIAL UNITS
SINGLE DEED QUADRAPLEX
QUIET SHADED CULDESAC
AMPLE PARKING
4504 SQUARE FEET

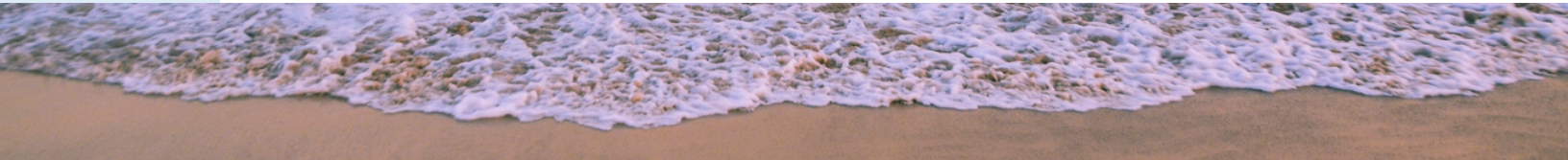
\$860,000

P.S. Spangler
BROKER ASSOCIATE

Attractive & homey, well-maintained, single-owner investment property with happy tenants and very low vacancy on quiet, shaded, dead-end/cul-de-sac 7 miles from the Eau Gallie Arts District.

EACH UNIT:
2 BED | 2 BATH
1,126 SQUARE FEET

PROJECTED ANNUAL INCOME
BASED ON CURRENT
MARKET RENT: \$74,400



WELL-MAINTAINED QUALITY CONSTRUCTION

Commercial contractor/owner built in 2000
and held for long-term income investment

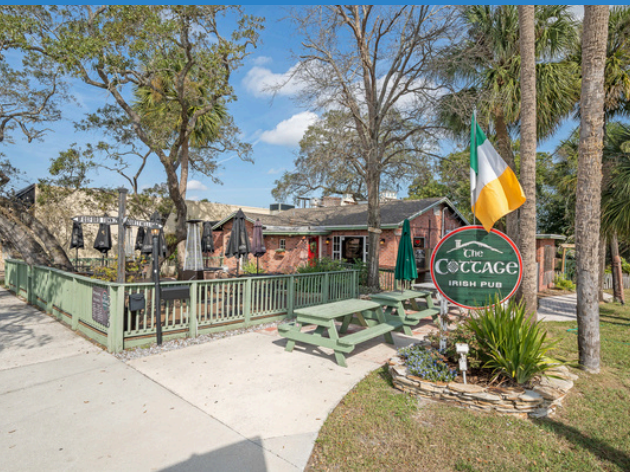
Future income potential utilizing
land at cul-de-sac

2025 lease signed at \$1550/mo
with room to grow



Units are the same size with
two different layouts. All
have back porches with
utility/storage rooms that
include laundry hookup.
2018 roof plus many
updates. Great quality of life
for tenants who often renew
leases long-term.





EAU GALLIE ARTS DISTRICT

The Eau Gallie Arts District is a vibrant community that boasts a rich history, an eclectic mix of art galleries, restaurants, shops and normally a full calendar of family friendly events for visitors and residents to enjoy year round.



Patricia Spangler

BROKER ASSOCIATE

**Brevard County
License: BK3370666**

HOMESMART
COASTAL REALTY

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