



**8 RESIDENTIAL UNITS**  
**TWO QUADRAPLEXES**  
**QUIET SHADED CULDESAC**  
**AMPLE PARKING**  
**9008 SQUARE FEET**

**\$1.695M**

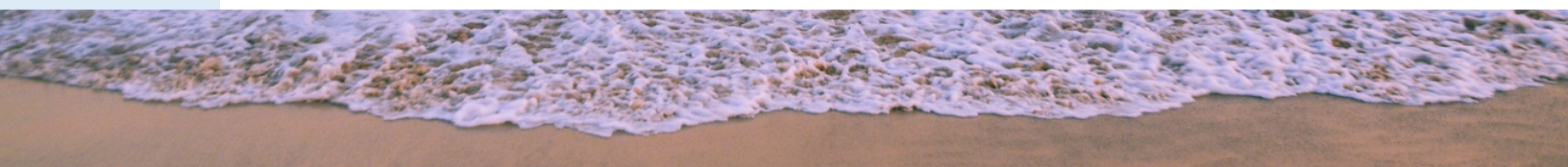
*P.S. Spangler*

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: \$148,800**





## WELL-MAINTAINED QUALITY CONSTRUCTION

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

Future income potential utilizing  
land at cul-de-sac

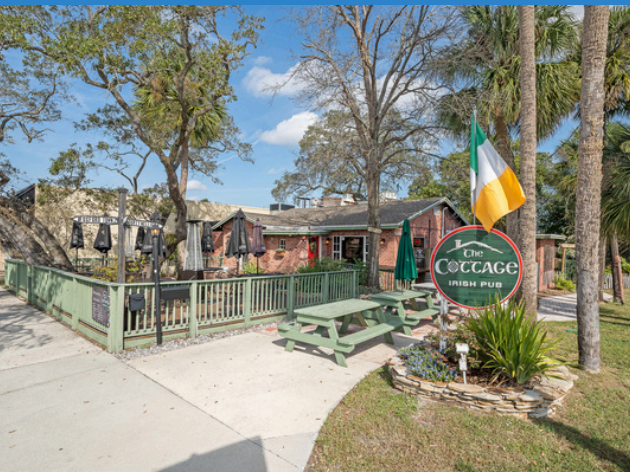
2025 lease signed at \$1550/mo  
with room to grow



Units are the same size with  
two different layouts. All  
have back porches with  
utility/storage rooms that  
include laundry hookup.  
2017 & 2018 roofs 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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