

559/561, EVERGREEN, AVENUE, DAYTON, OH, 45402

<https://www.flourishteam.com>

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Evergreen, Avenue,
Dayton, OH, 45402



\$120,000



INVESTOR ALERT — CASH-FLOWING DUPLEX WITH EVEN MORE UPSIDE! This well-maintained duplex is already generating \$1,200/month with long-term tenants on month-to-month leases. Both units are rented at below-market rates (\$600 each), offering immediate potential to increase rents to \$750-\$800/unit with light cosmetic updates. Additional highlights: 2024 roof replacement—major expense already handled Tenants pay for all [...]

- 3 beds
- 2.00 baths
- 2-4 Units
- Multi-Family
- Active

Location Details

County Or Parish: Montgomery

Zoning: Residential

School District: Dayton



Property Details

Lot Dimensions: 40X89

Construction Type: Frame

Transaction Type: Sale

Parcel Number: R72 12207 0005

Distressed Property: None

Property Features

Outside Features: Porch, Porch

Utilities: 220 Volt Outlet, City Water, Storm Sewer

Basement: Partial

Heating: Forced Air

Garage: None

Inside Features: Gas Water Heater, High Speed Internet, Paddle Fans, Smoke Alarm(s)

Appliances: Refrigerator

Windows: Wood Frame

Cooling: None

Miscellaneous

Taxes Semi Annual: 405.00

Assessments: NOR

Courtesy of

Office Name: RE/MAX Victory + Affiliates **Agent Name:** Kimberly A Wattermann ABR

Agent Email: kim@kimberlyw.com

Agent Phone: (937) 271-2832

