

**x002432000 1br (24002 USD)**



Location **Alabama**  
<https://www.genclassifieds.com/x-257892-z>

FOR SALE BY PRIVATE OWNER - LET'S MAKE A DEAL - THIS WEEK!!!

AT \$13.50 A SQ FT - YOU CAN'T BUILD 'EM ANYWHERE CLOSE TO THIS CHEAP!!!

3 APARTMENT UNITS - ALL ON SAME STREET - AND ALL UNITS ARE OCCUPIED.  
 ALL UNITS ARE NEXT TO EACH OTHER - 1 DUPLEX AND 1 STAND-ALONE

ALL UNITS ARE 1 BDRM/1 BA - APPROX 800 SQ FT EACH - ALL UNITS CURRENTLY OCCUPIED AND RENTING FOR \$300/MO - FOR IMMEDIATE POSITIVE CASH FLOW



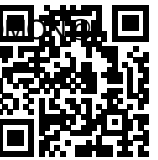
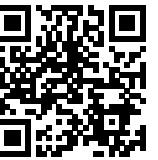
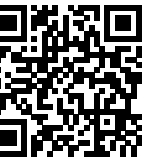



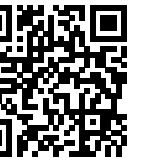

ELECTRIC APPLIANCES AND WATER HEATER - W/ GAS HOOK-UPS IN ALL UNITS.

GOOD LOCATION - DOWN THE ROAD FROM MERCER UNIVERSITY'S MACON CAMPUS - AND LESS THAN 0.1 OF A MILE FROM RIVERSIDE DR - GR8 POTENTIAL!

MINOR COSMETIC REPAIRS NEEDED - ESTIMATED AT LESS THAN \$5K TOTAL

PICS AVAIL LATER TODAY - PROPERTY FOR SALE BY PRIVATE OWNER.

CASH SALE ONLY @ \$32,000 + minimal closing costs - THIS DEAL WILL NOT LAST!!!

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