

207 W Cloud, Gainesville TX
1513 N Commerce, Gainesville TX

Quadruplexes for Sell

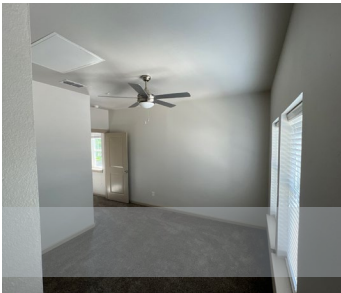
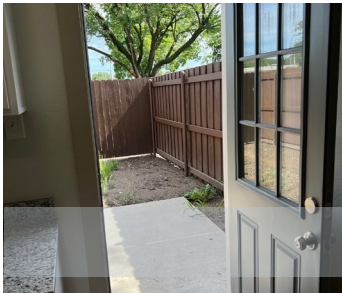
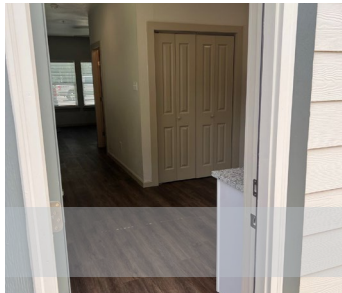
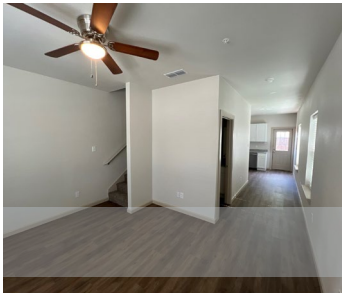
4 Apartments, each 2 Bedroom and 2 Bath.

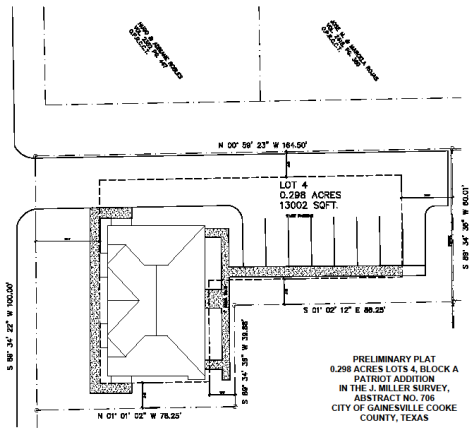
Filled with tenants!

- Brand New Quadruplex is perfect for investors! Never used! 2 Bedroom 2 Bath Quadruplex available! Fenced backyard with a patio perfect for BBQ. Craftsman style, two-story Quadruplex. Granite countertops are throughout, and there is a built-in microwave in the kitchen, a double sink, and a dishwasher. The laundry closet comes furnished with a washer & dryer in each unit. LVT flooring and carpet throughout each unit. There are ceiling fans in the living rooms and bedrooms, with LED lighting. Each unit has a fenced backyard!

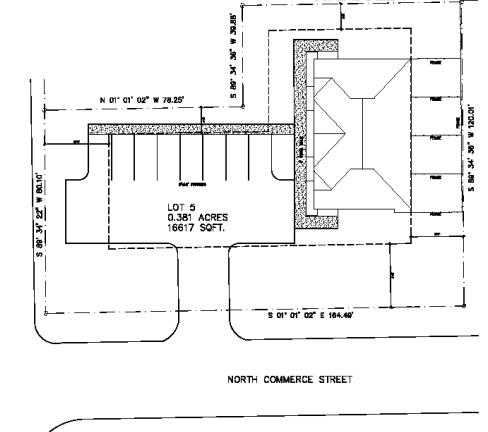


The Rooms, Washer and Dryer is included but is behind the closed doors in kitchen.

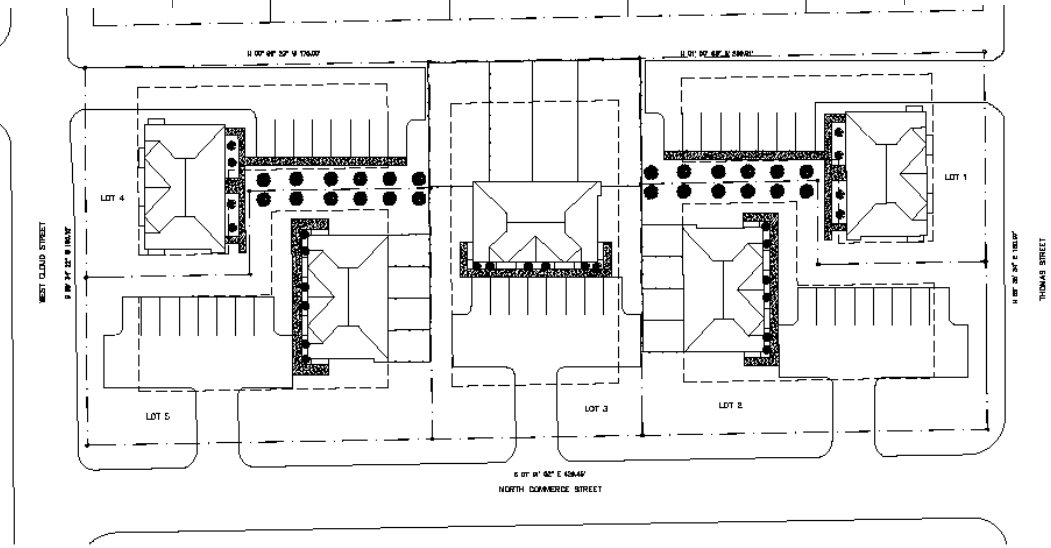




Site Plan - LOT 4
SCALE: 1" = 20'-0"



Site Plan - LOT 5
SCALE: 1" = 20'-0"



Architectural Site Plan
SCALE: 1" = 40'-0"

Development Photos



1513 N Commerce, Gainesville Tx 76240

207 W Cloud, Gainesville TX 76240

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|------------------|-------------|-----------------|----------|
| Price | \$785,000 | Apartment Style | Townhome |
| Price Per Unit | \$196,250 | Building Class | C |
| Sale Type | Investment | Lot Size | 0.73 AC |
| No. Units | 4 | Building Size | 4,016 SF |
| Property Type | Multifamily | No. Stories | 2 |
| Property Subtype | Apartment | Year Built | 2024 |