



2135
Montford Rd
Units A, B, & C
Charleston, SC
29403



**3-UNIT MULTIFAMILY HOME
IN DOWNTOWN CHARLESTON**

FOR SALE



Seth Stisher
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Property Overview



LISTING SUMMARY

SALE PRICE	\$1,410,000
NUMBER OF UNITS	3
TOTAL SQUARE FEET	4,197 SF
TOTAL BD/BA	9 BD / 6 FULL 3 HALF BA
SQFT PER UNIT	1,399 SF
BD/BA PER UNIT	3 BD/2.5 BA
TMS	464-14-00-020
YEAR BUILT	2017
PARKING	5 SURFACE SPACES

ADDITIONAL HIGHLIGHTS

\$102,000

CURRENT GROSS
REVENUE

2017

YEAR
BUILT

5

OFF STREET
PARKING SPACES

MAR 1

EARLIEST
RENEWAL DATE

PROPERTY DESCRIPTION

Rare investment opportunity! 3-unit property built in 2017, situated in the heart of Downtown Charleston. This modern multi-family home offers a total of 9 bedrooms, 6 full baths, and 3 half baths across 4,197 square feet. Each unit boasts approximately 1,300 square feet of living space, featuring 3 bedrooms and 2.5 baths.

Inside, you'll find high-end finishes throughout, including an open floor plan with high ceilings, stainless steel appliances, large windows offering natural light and spacious balconies on the 2nd and 3rd floor units.

The 3 leases are staggered with lease renewals coming up March 1, May 1, and August 1, 2025. Current gross revenue is \$102,000. This makes it a great investment opportunity to rent all three spaces or rent two units while living in one!

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2135 MONTFORD AVE, UNITS A, B, C

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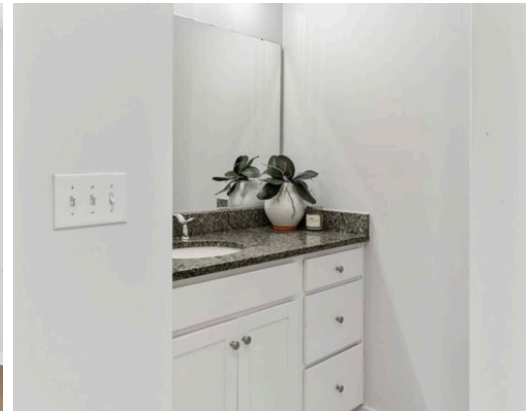
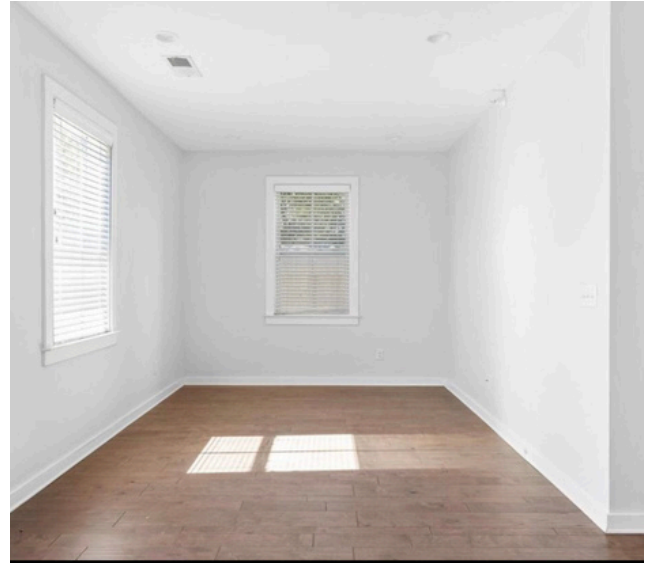


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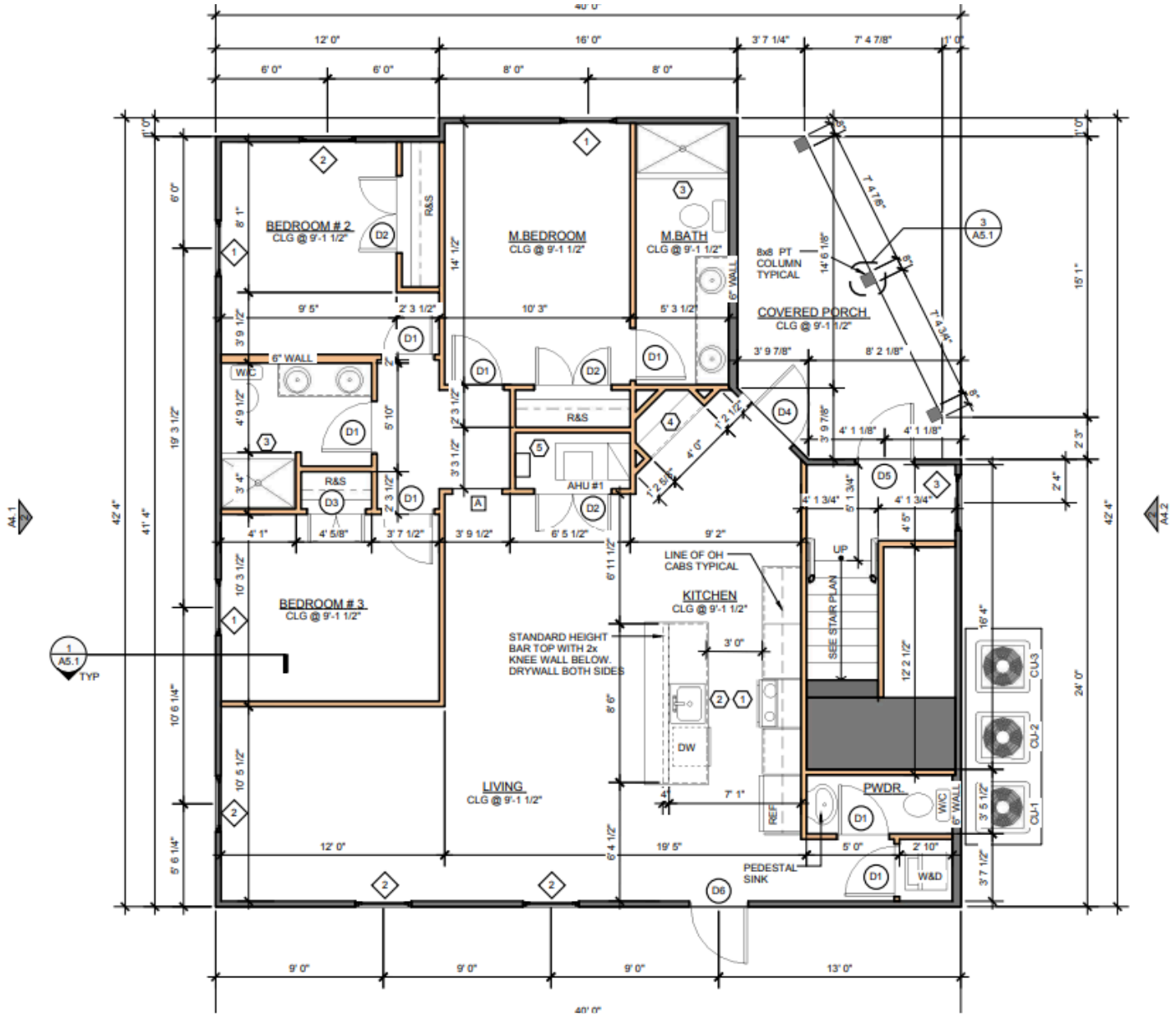


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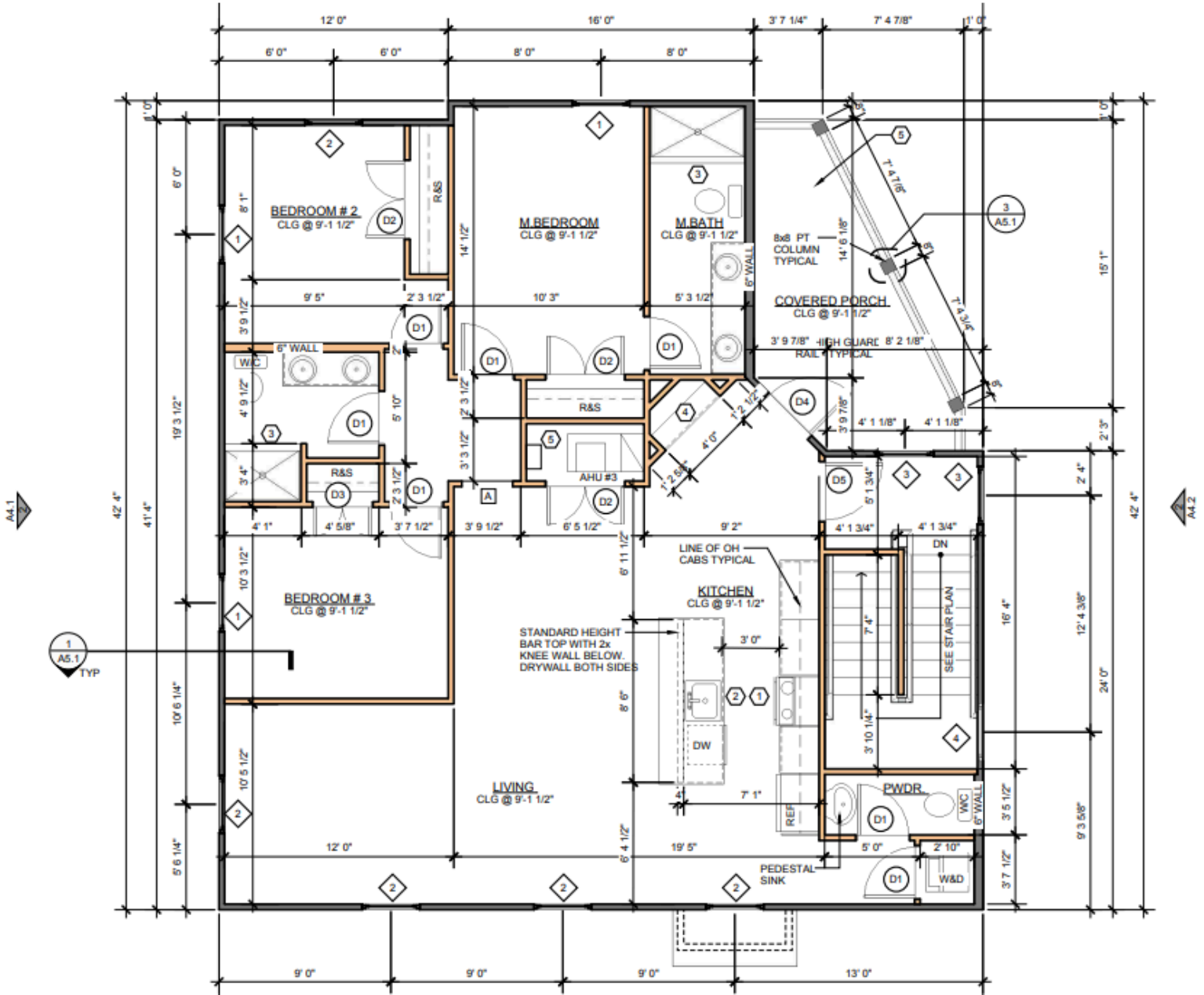
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Floor Plan 2

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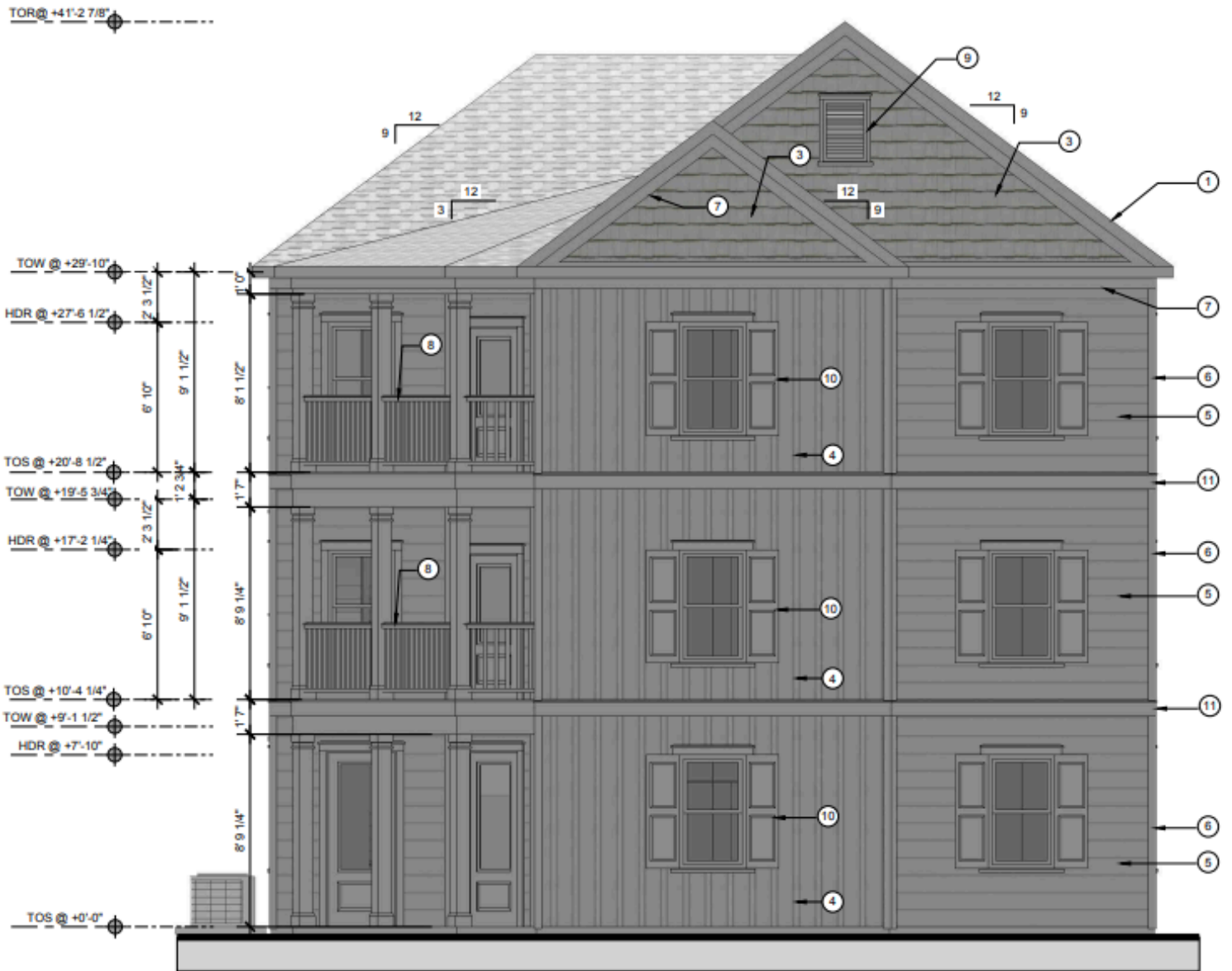
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Floor Plan 3

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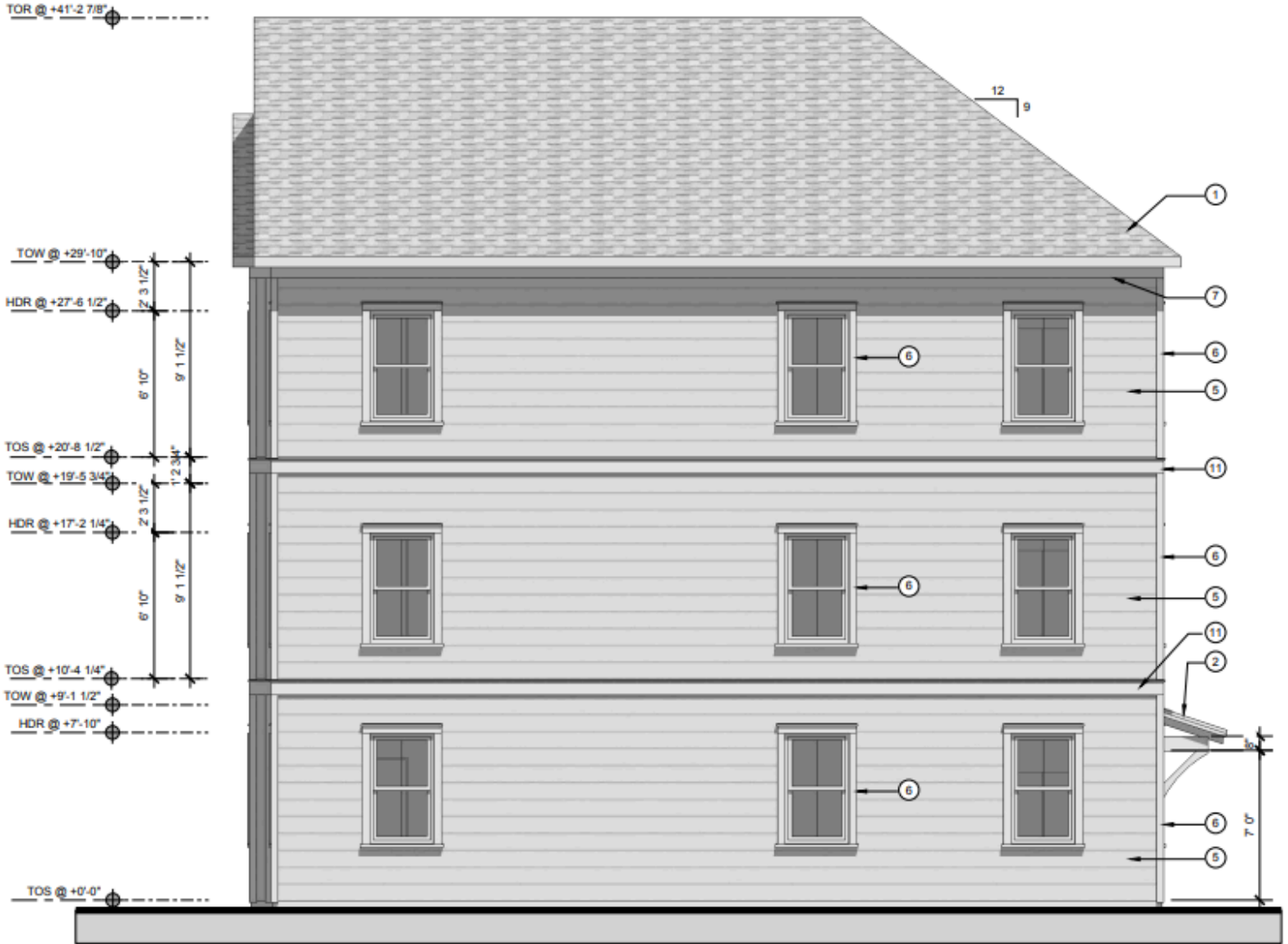


Elevation Front View

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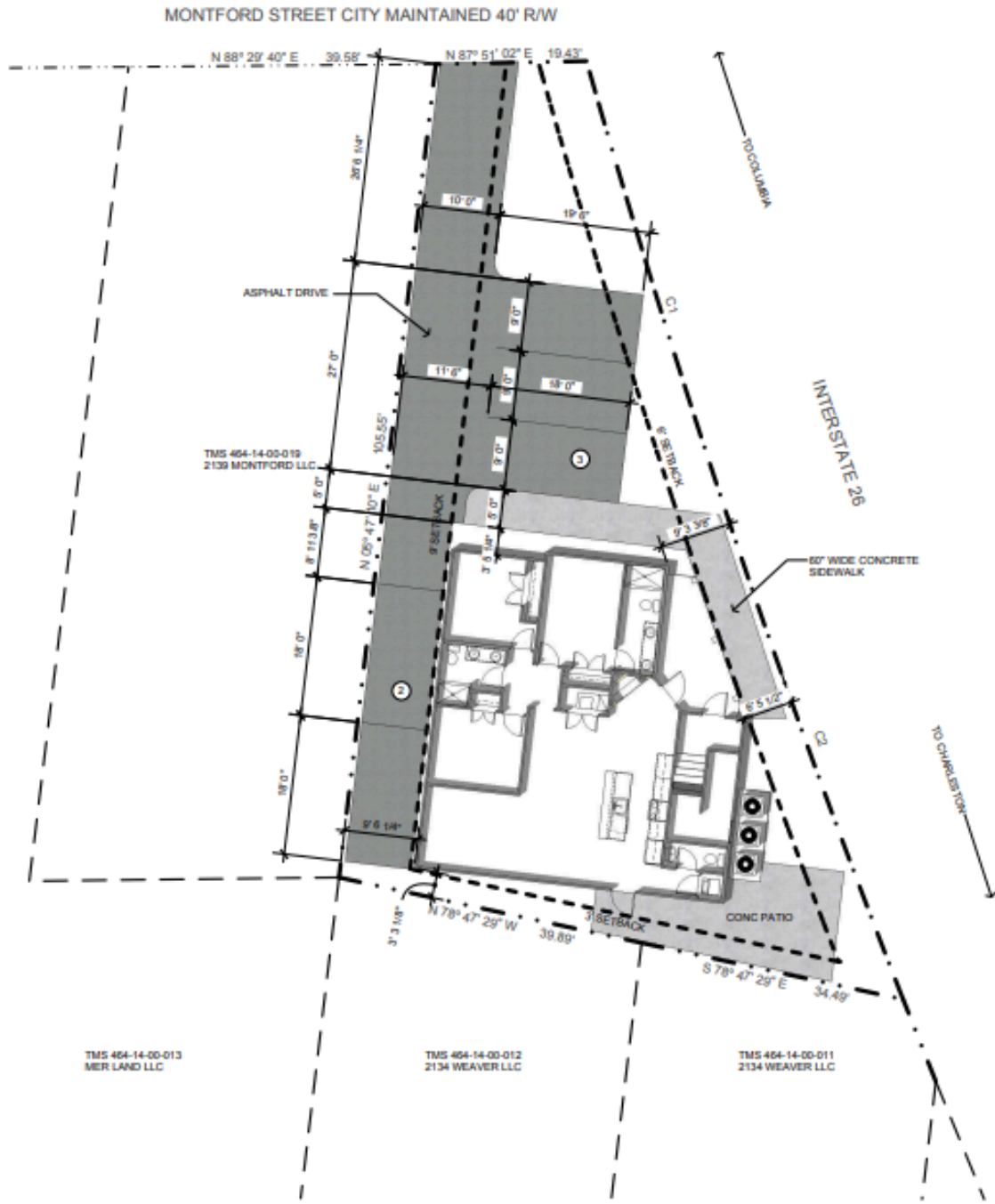
Elevation Side View

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Site Plan

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Opportunity

2135 Montford Ave			
	2022	2023	Current Rent Roll
Unit A	\$2,800	\$2,800	\$3,100
Unit B	\$2,150	\$2,400	\$2,600
Unit C	\$2,450	\$2,250	\$2,800
Total Property	\$7,400	\$7,450	\$8,500
Annual Income	\$88,800	\$89,400	\$102,000
Insurance		\$3,667	\$5,532
Property Manager	\$2,320	\$6,355	\$4,800
Real Estate Taxes	\$13,724	\$14,273	\$14,273
Utilities	\$1,300	\$2,529	\$558
Net Operating Income	\$71,456	\$62,576	\$76,837