

RESIDENTIAL PORTFOLIO FOR SALE



# Multi-Property Investment Sale

## Duplex Portfolio

FOR MORE INFORMATION, PLEASE CONTACT:



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# PORTFOLIO OF INCOME-PRODUCING PROPERTIES

2 fully occupied duplexes

Package Price: \$319,000



## PROPERTY HIGHLIGHTS

- » *Located in the heart of Rochester, tenants enjoy easy access to top employers, universities, parks, and cultural attractions*
- » *2 fully occupied duplexes that are located within 5 miles of downtown Rochester, providing strong rental demand and consistent cash flow*
- » *Properties have undergone recent renovations and upgrades, enhancing their appeal and long-term value*
- » *Convenient access to Interstate 490 and major transit routes for seamless commuting*

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## PROPERTY PHOTOS



### 77 AMBROSE STREET

- » 2,449 SF 2-Unit Duplex on 0.12 acres
- » 2.5 stories, 5 bedrooms



### 131 WEEGER STREET

- » 1,797 SF 2-Unit Duplex on 0.11 acres
- » 2 stories, 5 bedrooms
- » 2020 new roof, 2022 new kitchen in rear unit, new water heater installed 2024

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## LOCATION MAP



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