



Great Expectations Realty

1521 McDuff Ave, Jacksonville, 32205
\$689,000



PRIME RIVERSIDE MULTIFAMILY WITH UPSIDE POTENTIAL

This four-unit multifamily property offers immediate income with leases in place, while presenting a clear opportunity for investors to significantly increase returns through strategic renovations and repositioning.

Key Features



Four units, each 2 bed, 1 bath.

Base units approx. 862 sq ft. Upper units approx. 820 sq ft.



4 Leases in place

- Unit 1 - \$975 p.m. month-to-month
- Unit 2 - \$1,200 p.m. month-to-month
- Unit 3 - \$975 p.m. month-to-month
- Unit 4 - \$1,050 p.m. month-to-month

Financials not available, leases and expenses available on request.



RMD-B zoning in Riverside Historic District

Off street parking; 4 spaces in front, 3 spaces in rear



Electricity individually metered, water & sewer master-metered

HVAC in unit 1 & 2 replaced in 2020



2 additional multi-family buildings available in Riverside portfolio



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GREAT EXPECTATIONS REALTY

We can sell Your Home or Business & Everything in it!