



SOUTH HILL DUPLEX | INVESTMENT OPPORTUNITY

OFFERED AT \$599,900

STABLE INCOME | LONG TERM LEASES | STRONG INVESTOR APPEAL

SOUTH HILL
LOCATION

LEASED
THROUGH
MARCH 2027

1031
EXCHANGE
OPPORTUNITY

IMMEDIATE
CASH FLOW

INVESTMENT HIGHLIGHTS | PROPERTY FEATURES

- Duplex in highly desirable South Hill location
- Strong, stable tenant history already in place
- Immediate income-producing property
- Excellent 1031 Exchange opportunity
- Garage + paved off-street parking
- Parking for up to 6 vehicles
- Strong tenant appeal and retention features
- Established residential neighborhood



INVESTMENT NOTES

- Low turnover risk with long-term leases in place
- Ideal for local or out-of-area investors



FOR FINANCIALS, RENT ROLL, OR TO SCHEDULE A SHOWING

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