

6415 Gertrude Ave Cleveland 44105

\$289,000

FULLY RENOVATED

Duplex & Single Family: 1 Lot

Front duplex: 3 bedrooms 1 bathroom per unit
Rear single family: 2 bedrooms (potentially 4)

Vacant & Rent Ready

3-bed units market rent is \$1,200+ per unit
Single family market rent (as 4-bed) is \$1,600+

Cash Cow Deal

Two properties for one! Very high upside with duplex and single family on single lot. Move-in ready for immediate lease at market rents to start cash-flow right away!

** Properties can be purchased as a package deal or individually **



PROPERTY HIGHLIGHTS

Front Duplex Highlights

- Updated electrical panels
- Vinyl replacement windows
- Glass block basement windows
- Two newer furnaces (separately metered)
- Younger hot water tanks
- Updated plumbing lines
- Updated kitchens
 - New cabinets
 - Laminate countertops
- New LVP (main living areas) & carpet (bedrooms)
- Updated fixtures throughout
- Updated bathrooms
 - LVP Flooring
 - New vanities
 - New tub surrounds
 - Updated fixtures

TAG
THE AZZAM GROUP

REMAX
HAVEN REALTY

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- New entry doors & exterior lights
- Newer roof
- Updated 100AMP exterior meter bases
- Recently painted aluminum siding

Rear Single Family Highlights

- Aluminum siding
- New exterior light fixtures
- Updated kitchen
- New cabinets
- Laminate countertops
- LVP flooring
- Vinyl replacement windows
- New carpet throughout main living areas & bedrooms
- Updated bathroom
- LVP Flooring
- Plastic tub surround