



CONGRESS PARK

**3712 E 10TH AVE**

7 UNITS • 9 BEDS • 8 BATHS



FOR MORE  
INFO, SCAN  
HERE:







- ALL UNITS CURRENTLY LEASED
- CAP RATE 6.1
- 6 BASEMENTS WITH SEPARATE ENTRANCES  
( 3 UNFINISHED.... POTENTIAL!!! )
- SEPARATE BOILERS & WATER HEATERS
- LARGE COMMUNITY PATIO
- GARDEN COURTYARD WITH FOUNTAIN
- COVERED FRONT PORCHS/ SKYLIGHTS
- EXPANSIVE CORNER LOT - OVER 1/4 ACRE
- OWNERS ONE CAR GARAGE & STORAGE UNIT
- IN UNIT LAUNDRY WASHERS/DRYERS INCLUDED
- GE 100 AMP UPDATED PANELS FOR EVERY UNIT



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**MODUS**  
REAL ESTATE