

# MULTIFAMILY FOR SALE

# \$830,000

221 County Road 3320 | Brundidge, AL 36010



**ALEX KYRIAZIS**

[alexk@lahcommercial.com](mailto:alexk@lahcommercial.com) | (251)591-9390

**LAH** COMMERCIAL  
REAL ESTATE

2850 Cahaba Road, Suite 200 · Birmingham, AL 35223 · 205-870-8580 (o) · [lahcommercial.com](http://lahcommercial.com)

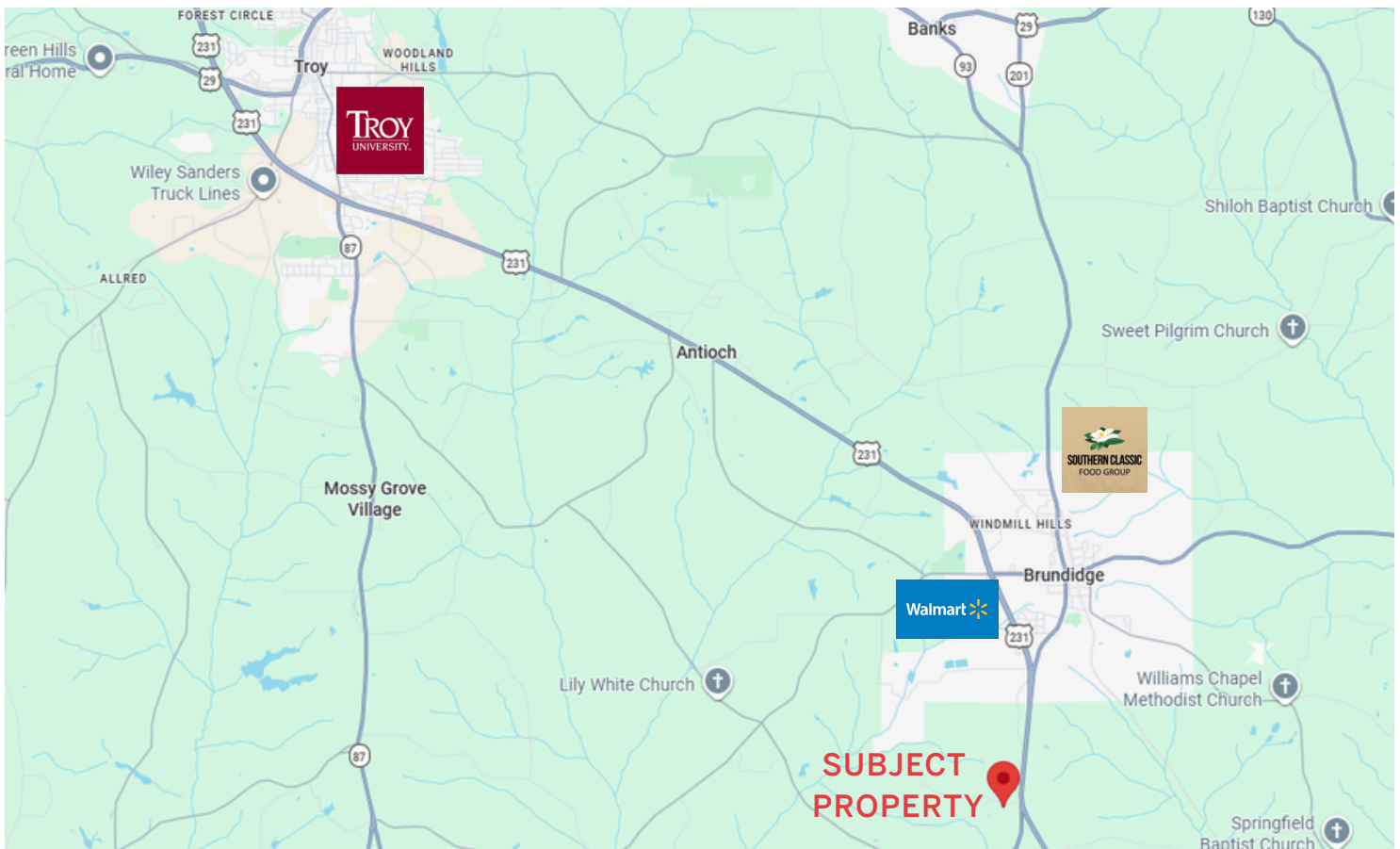
Information deemed reliable but not guaranteed

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- LAH Commercial Real Estate is pleased to present this 16-unit value add multifamily opportunity, situated in the fast growing Pike County, Alabama, and is located just 16 minutes from the campus of Troy University.
- This property consists of four 3BR/1BA units and twelve 2BR/1BA units, with an on-site coin operated laundry facility in place.
- 13 of the 16 units have been rehabbed and rented, leaving 3 units in need of moderate rehab, thus providing a value-add opportunity for a new prospective investor; current rents are also slightly under market leaving meat on the bone in that value-add regard.
- Property operates on a thoroughly maintained well and septic system.
- All utilities are separately metered, and all units have central heat and air.
- The surrounding area is  $\pm$  2 miles from the Walmart Distribution Center and the Southern Classic Food Center as well as less than 20 minutes from all major employers in Troy, AL.
- Property is being offered at an attractive CAP Rate; call Broker for additional details.



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# Exterior Photos



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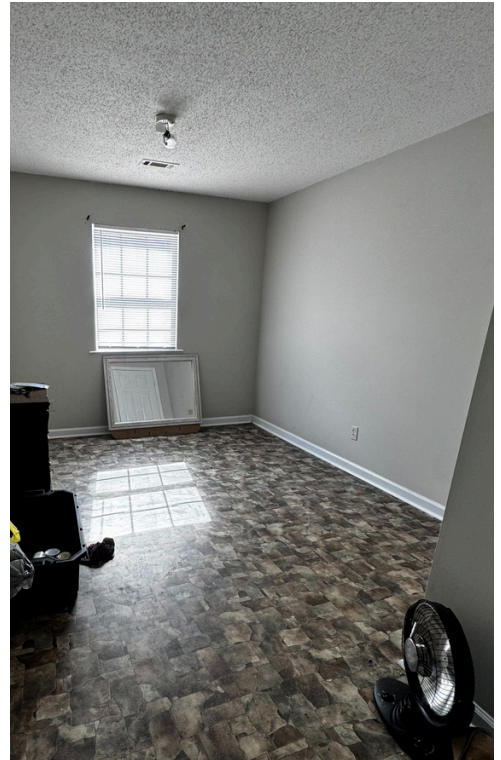
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# Interior Photos



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