





✨ Exclusive Off-Market Deal ✨




 **1900 Broadway & 20 E PINE, ANDERSON**

PACKAGE DEAL - \$5,000 PRICE CUT

 **\$245,000**

1900 BROADWAY; DEAL HIGHLIGHTS


- ★  **BED/BATH COUNT**
 - Unit A - Commercial Space
 - Unit B - 2 bed / 1 bath
- ★  **RENT -**
 - Unit A - Averaging \$583/month
 - Unit B - \$850/month
- ★  **TENANTS PAY ALL UTILITIES**
- ★  **OCCUPANCY STATUS -**
 - Unit A - Fully Leased
 - 6/1/25 - 5/31/28
 - VACANT

PROPERTY DESCRIPTION(S)


APT A - GREAT LOCATION FOR YOUR NEW OR EXISTING BUSINESS! CONVENIENTLY LOCATED NEAR A MAIN INTERSECTION OF CROSS AND BROADWAY STREETS WHERE NEW DEVELOPMENT IS ALREADY TAKING PLACE. THIS LOWER UNIT IS DESIGNATED FOR COMMERCIAL USE AND IS READY FOR YOU TO TRANSFORM IT INTO YOUR OWN. THE UNIT IS 1,350S.F. WITH 5-7 DESIGNATED PARKING SPOTS FOR BUSINESS USE. THE OWNER HAS INSTALLED A NEW FURNACE AND HOT WATER HEATER, AND WILL PROVIDE UTILITY ROOM AND BATHROOM FURNISHED UPON MOVE-IN. NEW WINDOWS HAVE RECENTLY BEEN INSTALLED. ALLOWANCE OR OTHER INCENTIVES THAT MAY BEST FIT YOUR SITUATION, OPEN TO OFFERS.

APT B - LARGE 2 BEDROOM, 1 BATHROOM UPSTAIRS APARTMENT THAT HAS BEEN RECENTLY REHABBED INSIDE. HARDWOOD FLOORS IN LIVING ROOM AND BEDROOMS AND NICE VINYL PLANK FLOORING IN THE COMMON AREAS. THE KITCHEN OFFERS A GAS STOVE AND REFRIGERATOR WITH AN EAT-IN DINING AREA. THE BATHROOM HAS A TUB AND SHOWER COMBO. WASHER AND DRYER HK-UP. CENTRAL AIR.



 **1900 Broadway & 20 E PINE, ANDERSON**

PACKAGE DEAL

 **\$245,000**

20 E PINE; DEAL HIGHLIGHTS



- ★  **BED/BATH COUNT**
 - 2 Bed / 1 Bath
- ★  **RENT -**
 - \$950/month
- ★  **TENANTS PAY ALL UTILITIES**
- ★  **OCCUPANCY STATUS -**
 - Fully Leased - Fixed w/ Rollover
 - 5/03/24 - 11/7/26

PROPERTY DESCRIPTION(S)

OPEN CONCEPT 2 BEDROOM, 1 BATH, 2 STORY HOUSE. NICELY RENOVATED WITH BEAUTIFUL LAMINATE FLOORING. LARGE OPEN LIVING ROOM/DINING ROOM AREA WITH SLIDING GLASS DOORS THAT LEAD TO A LARGE DECK. UPDATED KITCHEN WITH BEAUTIFUL COUNTERTOPS AND INCLUDES AN ELECTRIC STOVE AND REFRIGERATOR, 1 BATHROOM WITH TUB AND SHOWER. LAUNDRY AREA WITH WASHER AND DRYER HOOKUP AND 1 CAR ATTACHED GARAGE ON LOWER LEVEL.



Please take the time to review the following:

 [1900 Broadway - Property Photos](#)  [20 E Pine - Property Photos](#)

 [1900 Broadway - Zillow](#)  [20 E Pine - Zillow](#)

If interested, please utilize this time to inquire with the appropriate team member.


Carlos at Boots Realty can answer questions or provide details regarding the property, while Ralph from Maintenance Managers is available for photos, repair input, and property history.

Agent

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 Disclaimer: These properties are off-market. Sellers may refuse or withdraw offers at any time.
A 2% Buyer's Fee applies at closing.