

# Investment Triplex Opportunity

2319 W Cannon Ter NW · Winter Haven, FL

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**Price: \$595,000**

## Property Overview

- Triplex | 2,966 Sq Ft | 0.33 Acre Lot
- 3 Units – Each 2 Bed / 1.5 Bath
- Two Units Fully Updated | One Unit Ready for Renovation
- New Roof (1 Year Old) | Fresh Exterior Paint
- Private Vinyl-Fenced Backyard

## Unit Breakdown

**Unit 1:** 2 Bed / 1.5 Bath, Carport, Laundry – Needs Updating

**Unit 2:** Fully Renovated – Granite, Tile, Stainless Appliances

**Unit 3:** Updated – Granite, Island, Tile, Stainless Appliances

## Income & Investment

- Current Rental Income: ~\$4,500/Month
- Upside Potential by Renovating Unit 1
- Strong Cash■Flowing Asset with Value■Add Upside

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