



828-830R-834 20th St, Huntington, WV 25703

\$170,000

828-830R-834 20th Street

Prime 6 unit investment property in downtown Huntington



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Listing Added: 02/19/2025

Listing Updated: Yesterday



Details

Asking Price	\$170,000	Property Type	Mixed Use, Multifamily
Sub Type	Single Family Rental Portfolio	Square Footage	6,890
Occupancy	66%	Units	6
Year Built	1900	Buildings	3
Stories	2	Lot Size (acres)	0.33
Broker Co-Op	Yes		

Marketing Description

INVESTMENT PACKAGE

\$170,000 | 6-Unit Multifamily Portfolio | Value-Add Opportunity | Huntington, WV

Property Overview

-  Address: 828-830R-834 20th Street
-  City: Huntington, WV 25703
-  Asking Price: \$170,000
-  Property Type: Multifamily Investment Portfolio
-  Total Units: 6 Residential Units
-  Building Size: ±6,890 SF
-  Lot Size: ±0.33 Acres
-  Investment Type: Value-Add / Income Producing
-  Location: Corner of 20th St & 9th Ave – Along Bus Route

Property Description

Diversified Multifamily Investment with Immediate Income & Upside

This unique Huntington investment offering includes three separate income-producing residential structures packaged into one acquisition:

- Duplex
- Triplex
- Newly renovated garage apartment

Together, the portfolio delivers six total rental units, providing diversified income streams and operational flexibility for both new and experienced investors.

Positioned along a public transit corridor near downtown Huntington, the property benefits from strong rental demand driven by accessibility, employment centers, and nearby amenities.

The asset presents a compelling value-add opportunity through rent optimization, operational efficiencies, and continued stabilization.

Investment Highlights

- ✓ 6 total residential rental units
 - ✓ Multiple buildings on one parcel
 - ✓ Diversified tenant income streams
 - ✓ Renovated garage apartment included
 - ✓ Located on established transit route
 - ✓ Strong workforce housing demand area
 - ✓ Attractive entry price point for investors
 - ✓ Opportunity to increase rents over time
 - ✓ Ideal for owner-operator or portfolio expansion
-

Asset Breakdown

Building Composition

- Duplex – Residential Units
- Triplex – Residential Units
- Detached Garage Apartment (renovated)

Total Living Area: ±6,890 SF

Location Overview — Huntington, WV

Huntington serves as one of West Virginia's primary regional hubs, supported by:

- Marshall University
- Healthcare employment centers
- Regional commerce and logistics
- Public transportation accessibility

Workforce housing inventory remains limited, supporting steady rental demand for well-located multifamily assets.

Value-Add Strategy (Illustrative)

Potential investor strategies include:

- Rental rate adjustments to market levels
 - Improved tenant mix and lease structuring
 - Exterior and common-area enhancements
 - Portfolio stabilization and refinance strategy
 - Long-term hold for cash flow appreciation
-

Investor Profile

- ✓ First multifamily acquisition

- ✓ House-hack or live-in investor
 - ✓ Small portfolio expansion
 - ✓ BRRRR or repositioning strategy
 - ✓ Cash-flow focused buyers
-

Pricing Summary

Price: \$170,000

Price Per Unit: ~\$28,333/unit

Price Per SF: ~\$24.67/SF (approx.)

(Values rounded for marketing purposes.)

Showing & Offering Information

Property shown by appointment only.

Financials and additional details available upon request.

Listed By

Christina & David DiFilippo / 304-550-7036

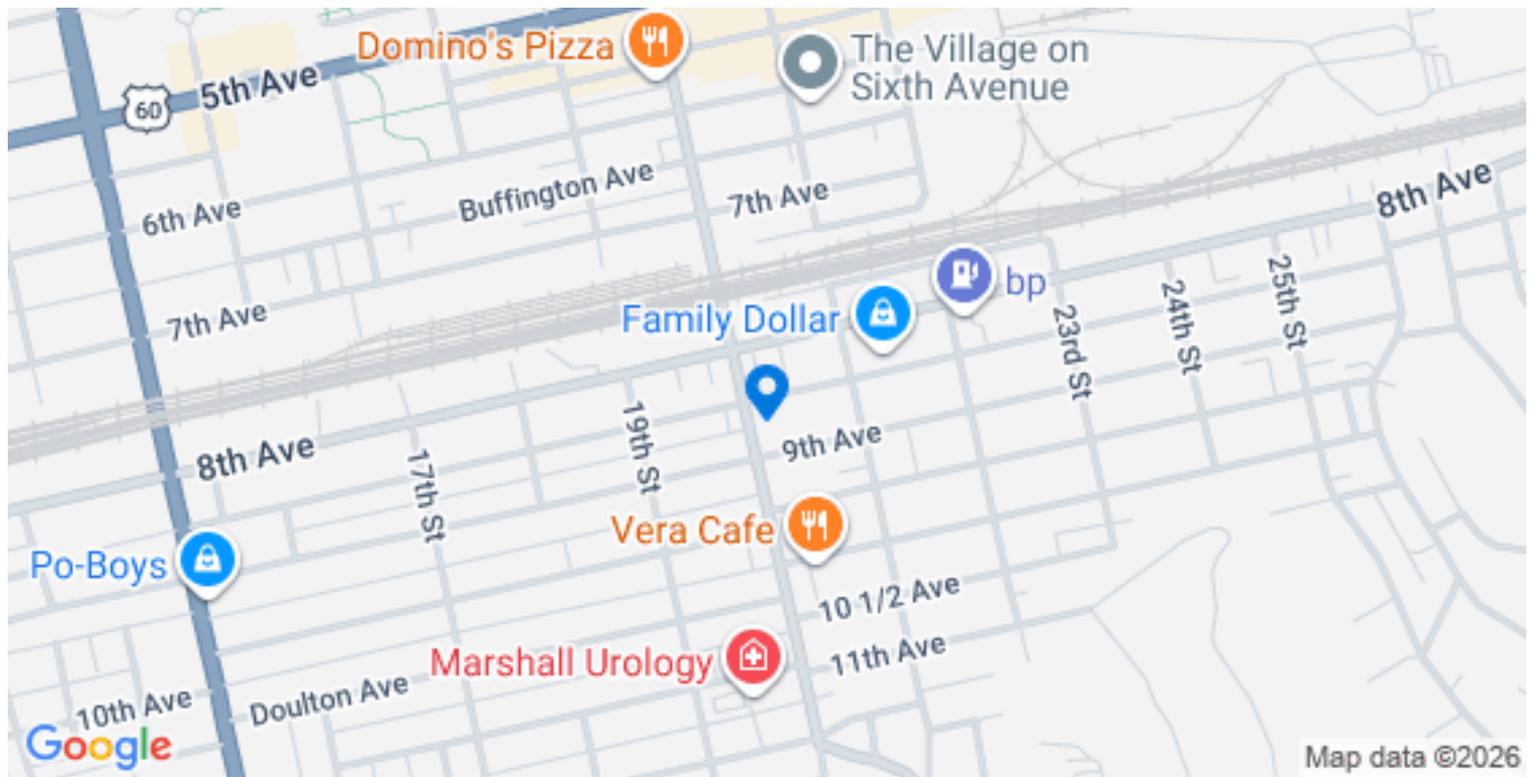
Better Homes & Gardens Real Estate Central

Investment Highlights

Investment Highlights

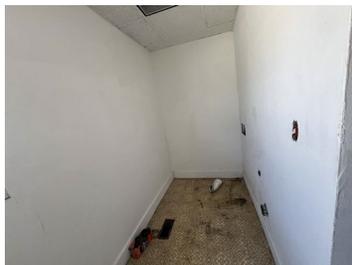
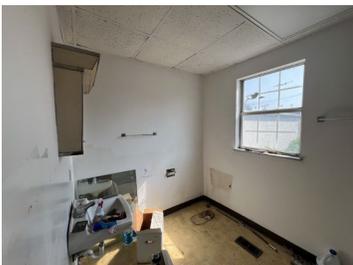
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Location (1 Location)

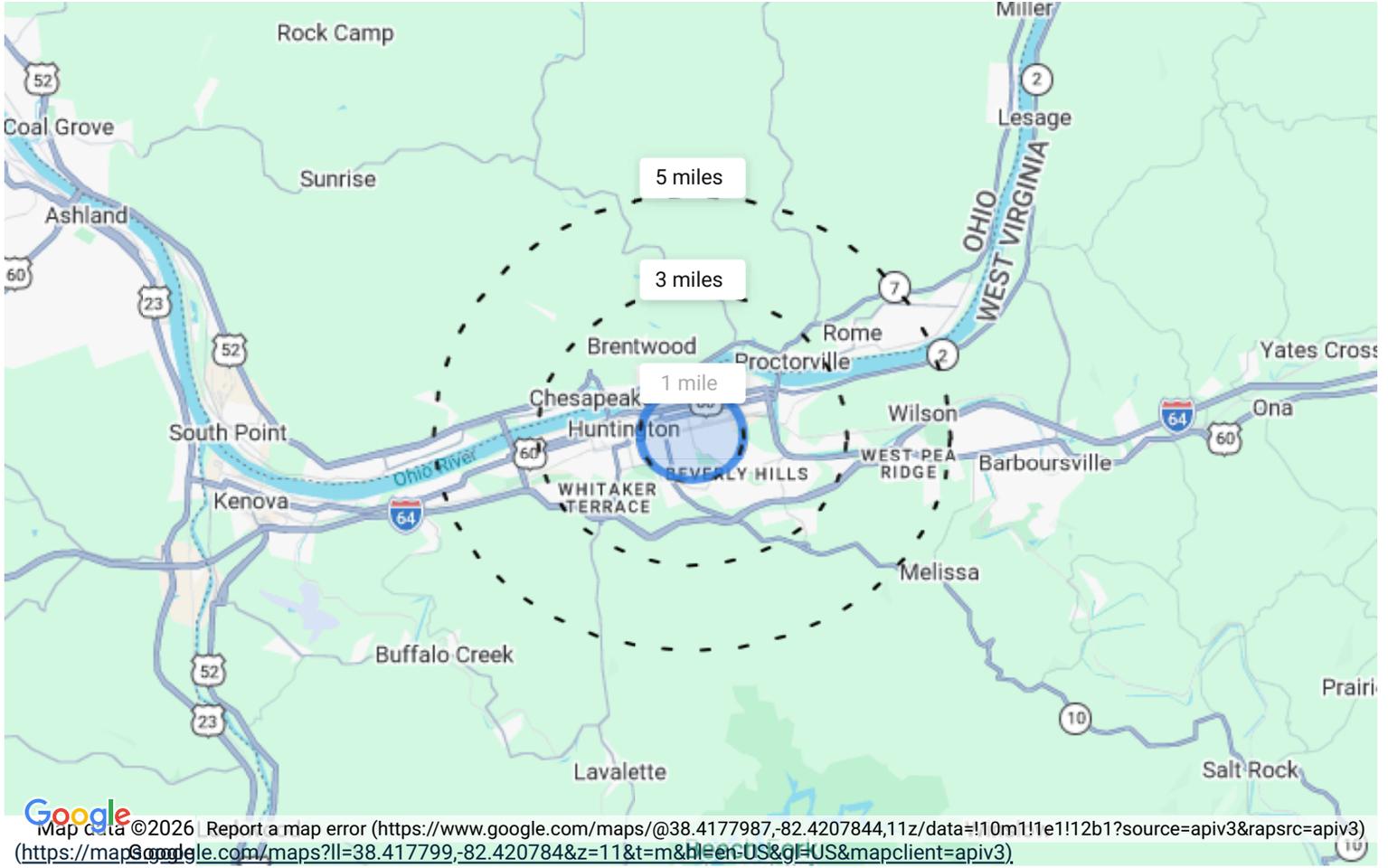


Property Photos (35 photos)





Demographic Insights



Map data ©2026 Report a map error (<https://www.google.com/maps/@38.4177987,-82.4207844,11z/data=!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3>)
(<https://maps.google.com/maps?ll=38.417799,-82.420784&z=11&t=m&hl=en-US&q=Huntington+West+Virginia&mapclient=apiv3>)

1 mile

3 miles

5 miles

Population

27.2k

1% Compared to 27.6k in 2022
2% Compared to 27.8k in 2019



2019

2020

2021

2022

202

Household Income

\$39.5k

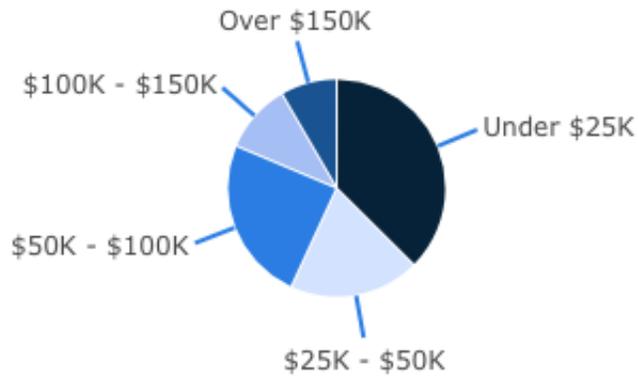
Median Income

\$37.5k

2028 Estimate

5%

Growth Rate



Age Demographics

31

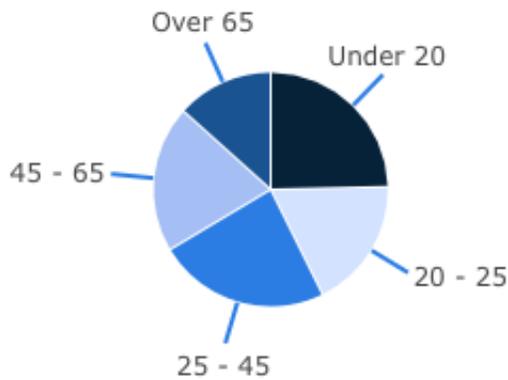
Median Age

30

2028 Estimate

4%

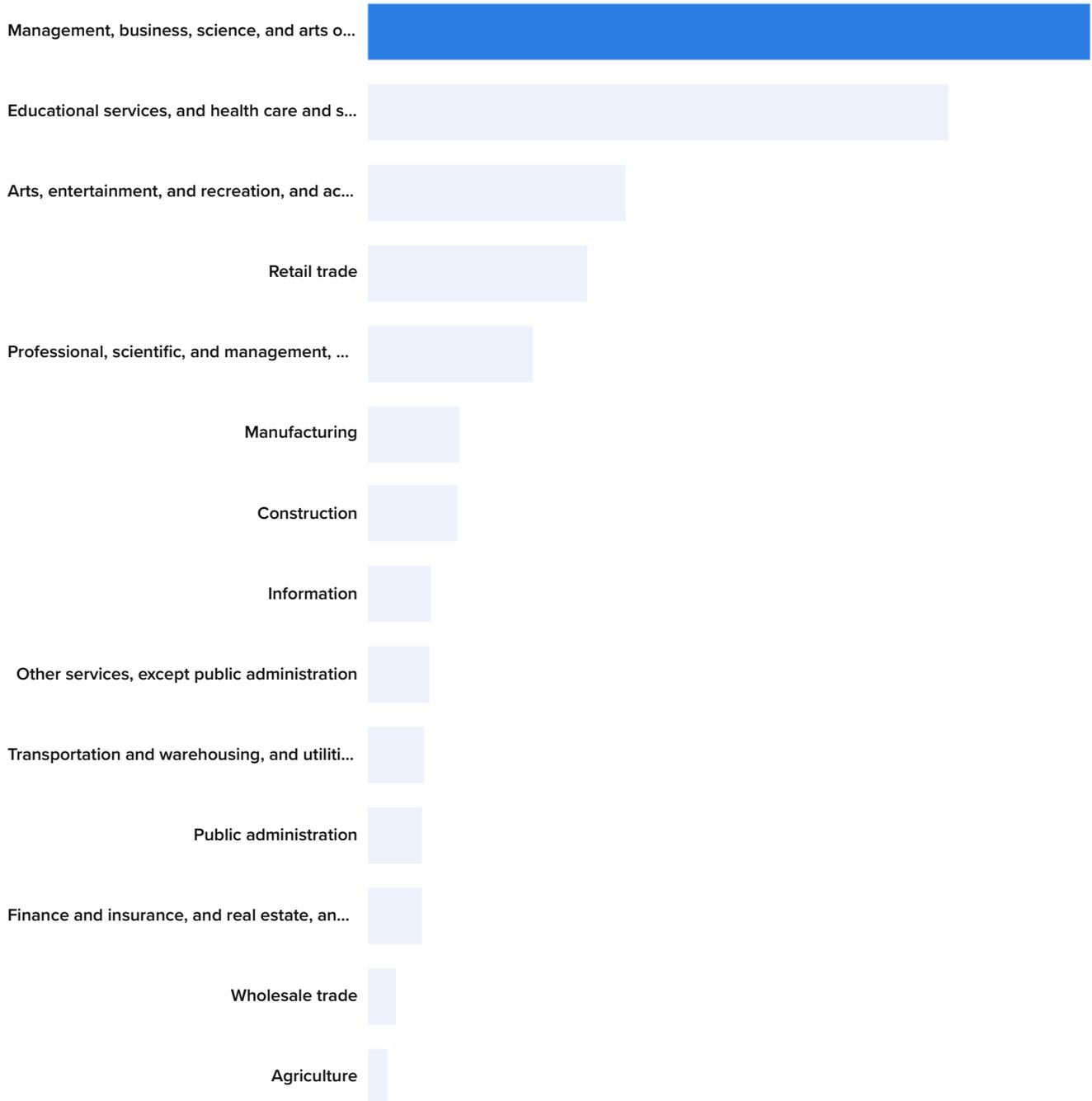
Growth Rate



Number of Employees

23.5k

Top Employment Categories



Housing Occupancy Ratio

3:1

3:1 predicted by 2028



Renter to Homeowner Ratio