

845-847 and 875-877 S. Depew SIDE-BY-SIDE DUPLEXES...\$650,000 each duplex



Multi Family



2160 SQFT



4 Beds



2 Baths



2 Car



0 Acre

## PROPERTY DETAILS

Fabulous investment side-by-side duplex in park like cul-de-sac w/ private fenced yard and deck for each side \* Units have private laundry and attached one car garage w/ driveway parking \* Both 2 bed/ 1 full bath units included in sale. Nicely updated w/ granite counter-tops, newer paint, newer carpet, newer roof(2016),remodeled full bath(2017), new siding(2020), new double paned windows(2020) and evaporative cooler(2019). Units metered separately for gas and electric(tenant pays) and combined for water/sewer(owner pays) Each unit rents for \$1650. Market rate is closer to \$1800. Quiet location close to many parks and minutes to Belmar w/ entertainment, restaurants, grocery & shopping. Also available in same cul-de-sac is full side-by-side duplex 845-47 S. Depew(mls # 8205606). Duplexes may be bought separately or together. Vacant unit and go and show unit is 877 S. Depew and is exact floorplan of all 4 units. Finishes vary.



**Suellen Mack**  
303-378-6310  
mack12@comcast.net



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