

20 UNIT APARTMENT COMPLEX FOR SALE

215 BEST ST, SHELBY, NORTH CAROLINA, \$ 289,900



CANDLEWOOD APARTMENTS IS A 20 UNIT COMPLEX WITH TWO BUILDINGS CONSISTING OF TWELVE 2BR/1BA AND EIGHT 3BR/2BA APTS.

LOCATED A SHORT DISTANCE TO DOWNTOWN SHELBY, 2 1/2 BLOCKS TO HOSPITAL, AND WITHIN WALKING DISTANCE TO MANY AMENITIES, IN A VERY ACTIVE RENTAL AREA

ONE STORY BUILDINGS, BRICK VENEER OVER WOOD, AND BUILT IN 1974

LARGE UNITS WITH TWO BEDROOM APTS THAT ARE ABOUT 750 SQ FT & THREE BEDROOMS WHICH ARE ABOUT 875 SQ FT

UNITS QUALIFY FOR SECTION 8 OR HAP OCCUPANCY, WITH THE VACANT UNITS REQUIRING SOME RENOVATIONS

BUILDINGS TOTAL ABOUT 16,328 SQ FT, AND ARE ON 1.43 ACRES, W/ PLENTIFUL PARKING & YARD AREAS

MOTIVATED OWNER, WITH PROPERTY ASSESSED VALUE AT \$ 388,000; POSSIBLE OWNER FINANCING

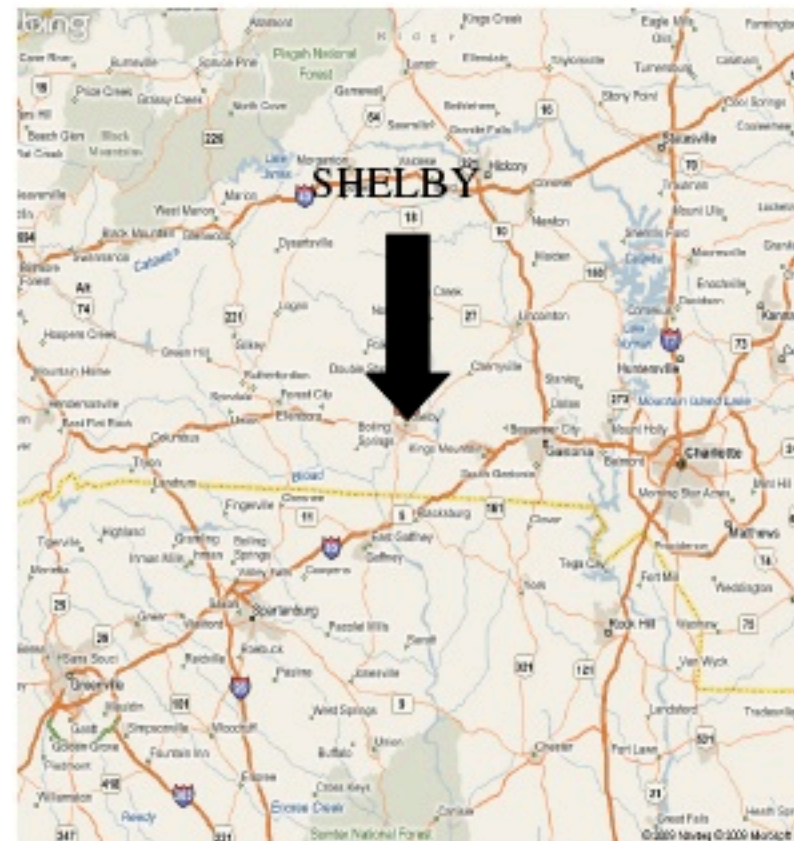
TENANTS PAY ALL UTILITIES, WITH EACH UNIT SEPARATELY METERED FOR ELECTRIC, WATER, SEWER AND GARBAGE

MAY BE AVAILABLE FOR SOME GOVERNMENTAL GRANTS TO REPLACE THE ELECTRIC BASEBOARD-HEAT, THE WINDOWS & VARIOUS INSULATION

COSMETIC EXTERIOR UPGRADES WOULD CONTINUE TO ENHANCE THE PROPERTY VALUE & CURB APPEAL

PRICED AT UNDER \$ 15K UNIT, THERE IS A LOT OF UPSIDE TO GENERATE GREAT CAP RATE

RENT ROLL & INCOME/EXPENSE INFORMATION IS AVAILABLE UPON REQUEST



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