



\$ 300,000



113 Evergreen Ave, Edgewater, FL 32132

- » Beds: 3 | Baths: 2 Full
- » MLS #: NS1075083
- » Single Family | 1,800 ft² | Lot: 8,712 ft²
- » More Info: [113EvergreenAve.IsForSale.com](https://www.113EvergreenAve.IsForSale.com)



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2 SEPARATE UNITS WITH SEPARATE WATER AND ELECTRIC METERS. 1 BED/ 1 BATH Currently rented for \$850 month and the tenant maintains the landscape! 2 BED/ 1 BATH is currently vacant with a possible rental income of \$1, 200 per month. Each unit has their own W/D hook up with storage area. Currently Zoned B3 (highway commercial/non conforming duplex). Roof is approximately 5 years old, hot water heater is approximately 11 years old. If you have been looking for an affordable alternative to winter in Edgewater/New Smyrna Beach area and have a steady stream of income; LOOK NO FURTHER. What a perfect situation to have your very own 2/1 available for your use and a built in incredible tenant to watch over the property for you while you are away. Be sure to check out our video tour of this sweet duplex! Call your LOCAL NSB/Edgewater Broker to arrange a showing today. All information contained herein deemed to be accurate but to be verified by purchaser. Room measurements are best estimates. ;Water: City

