



48 DELAWARE AVE

GOLDEN TRIANGLE

Looking for a lucrative investment opportunity? Check out this fantastic 4 unit property located in the Golden Triangle. This property features four spacious and updated residential units, each with its own unique layout. The units include a mix of one, two and three-bedrooms. Ideally situated in a thriving and in-demand area, making it an attractive option for potential renters. With easy access to public transportation, local shopping, and restaurants, tenants will enjoy the convenience of city living at its finest. Don't miss out on this dream opportunity to own a profitable property on Delaware!

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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Unit Information:

Unit 1:

- Rented for \$2,950 + Electricity
- 1 parking spot
- On lease until May 3st/2024.

Unit 2:

- Rented for \$2,300 + Electricity
- 1 parking spot
- Month to month

Unit 3:

- Rented for \$1,850 + Electricity
- No parking -
- Month to month

Unit 4 (Basement):

- Rented for \$1,950 + Electricity
- No parking
- On lease until July 31st 2024

Property Information:

- 2023 Property Tax Amount: \$12,205.98
- Closing Date: TBD
- Lot Size: 40 ft x 90 ft

Inclusions:

- 4 Refrigerators
- 4 Stoves
- 4 Dishwashers
- 4 Washers
- 4 Dryers

Exclusions:

- Tenant Belongings





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