

## Investment Opportunity



\$ 92,900



2415 7th Avenue , Moline, IL 61265

- » Beds: 3 | Baths: 2 Full
- » MLS #: QC4240260
- » Duplex | 2,092 ft<sup>2</sup> | Lot: 8,655 ft<sup>2</sup>
- » Hardwood Floors
- » Storage
- » More Info: [24157thAvenue.IsForSale.com](https://www.24157thAvenue.IsForSale.com)



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Here is a great investment opportunity for a 5 bedroom 2 bath duplex in Moline. On the lower level you will find 2 bedrooms, with a potential 3rd bedroom, a bathroom, a living room, and a kitchen. The living room and one bedroom has original dark hardwood flooring. In the kitchen, you'll find above cabinet storage, lots of counter space, and a pass-through window/breakfast bar to the dining area. The upper level also has some of the original hardwood flooring, a bathroom, a kitchen and 2 bedrooms. The lower level unit has access to the basement for additional storage, while the upper level tenant may utilize the attic for their storage. There is a 4 car garage in the back. Each unit has it's own water heater and it's own water meter. There is 1 furnace, 3 gas meters and 3 electric meters. Both units also have their own stove and refrigerator. Owner does snow removal/mowing and pays for the boiler heat and common area electricity.

