

# Hamptons

INTERNATIONAL



**534 Annapolis St, South Saint Paul, MN 55075**

4 

**£280,000**

**(\$369,900)**

## Property details



### Key features

- **Garage Count: 2 Car Garage**
- **Heating - Fuel Type: Gas**
- **Sewer: Public**
- **Heating Type: Forced Air**
- **Water: City Water**

### Attributes

 **Garage**

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## Description

Excellent investment opportunity or ideal owner-occupant duplex! . Main floor unit rented for \$1700 and upper unit for \$1650, making this an excellent cash flowing opportunity! This well-maintained up-and-down duplex offers extensive updates and over \$100,000 in recent improvements, making it a fantastic option for investors or buyers looking to offset their mortgage with rental income. Major exterior upgrades include new siding, roof, gutters, fascia, windows, and doors. Inside, both units feature fresh paint, updated flooring, and in-unit laundry. Additional improvements include two new furnaces, two new water heaters, updated bathroom finishes, added attic insulation, and water mitigation with basement stair improvements. Situated on a spacious 0.2-acre lot with a two-car garage, this property combines strong rental potential with thoughtful updates throughout.































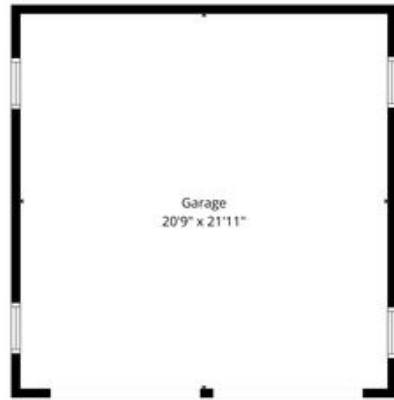




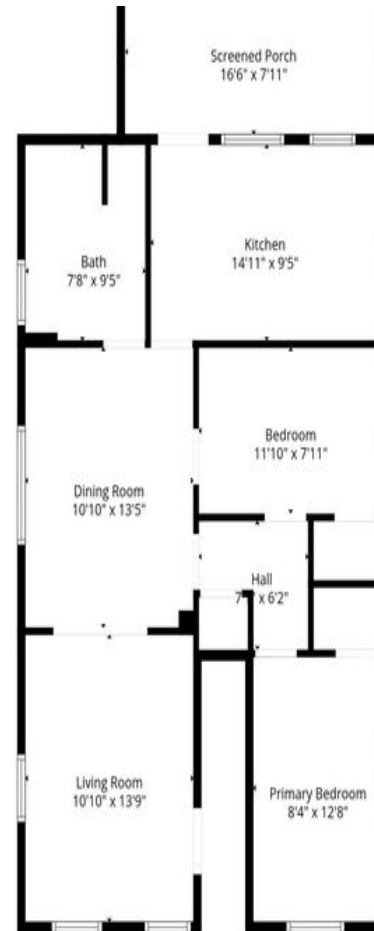


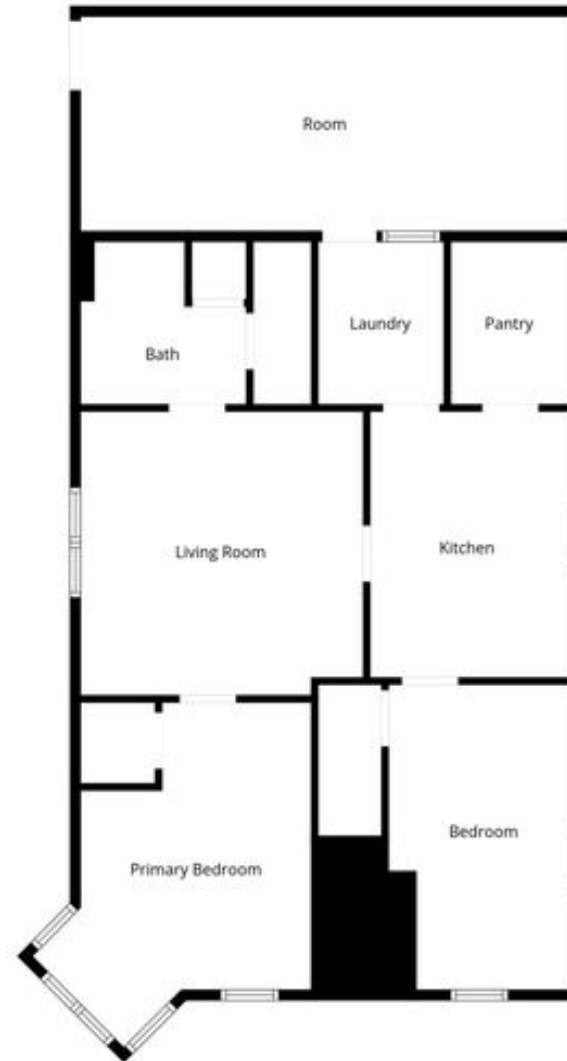




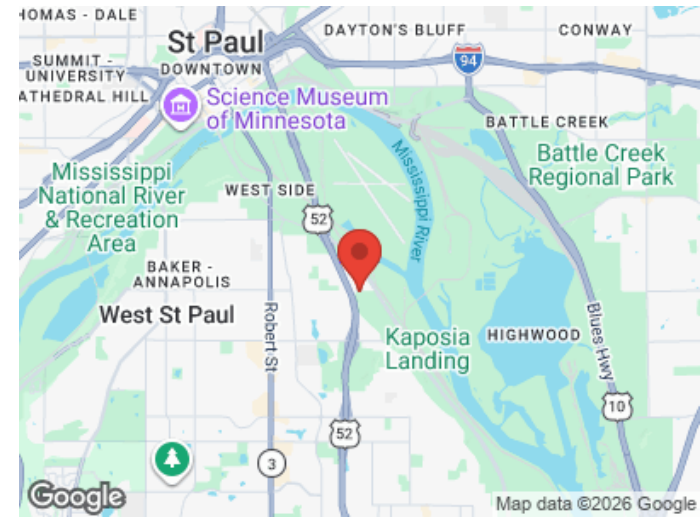
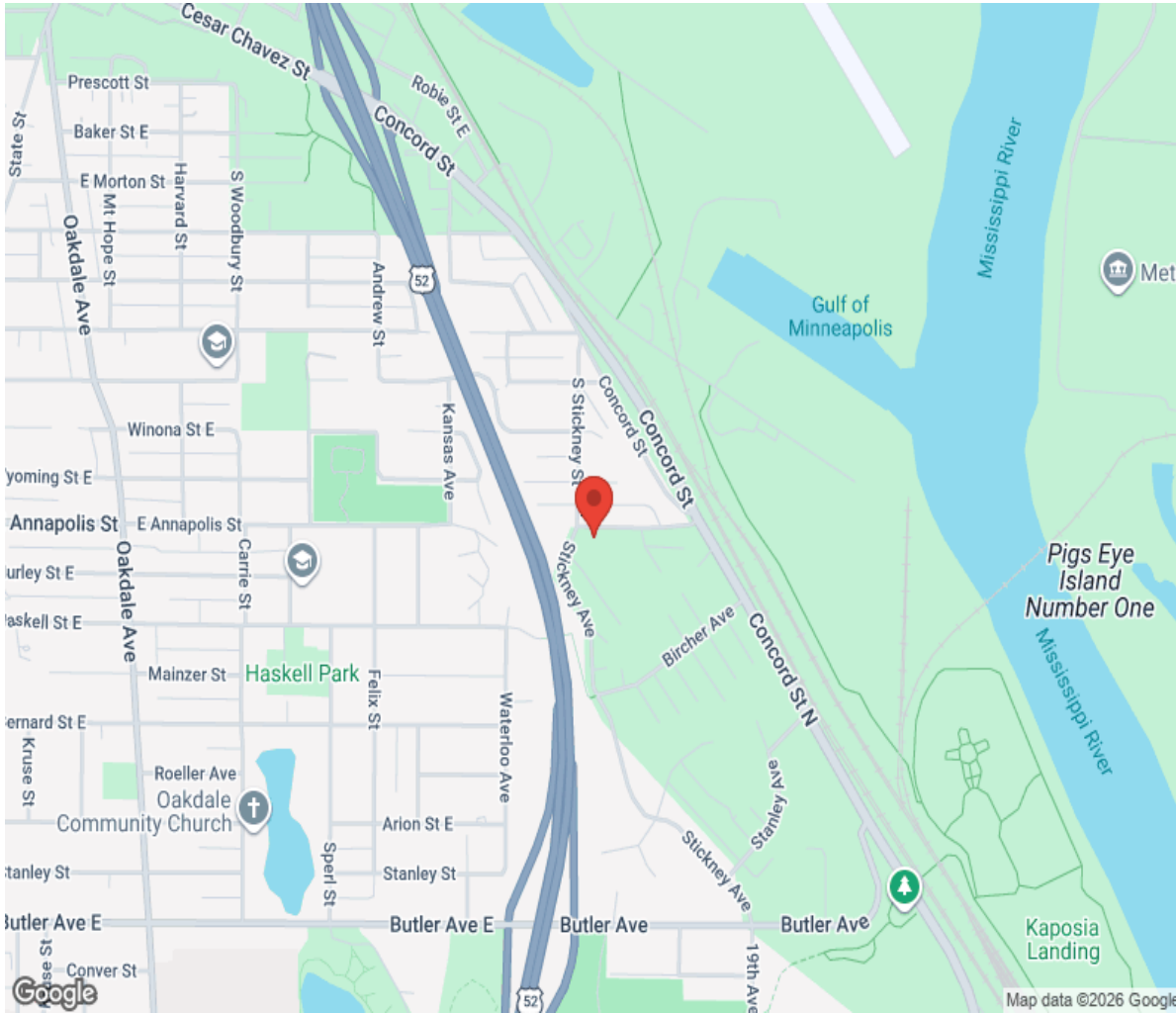


TOTAL: 6 sq. ft.  
1st Floor: 0 sq. ft.  
EXCLUDED AREAS: GARAGE: 453 sq. ft. WALLS: 44 sq. ft.





# Location



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