



## Renovated CASH FLOWING duplex in North Stafford

CAP RATE of approx 7%

22 Sunnyside Dr , Stafford VA 22554

MLS: VAST2014762    PRICE: \$395,000.00

Bedrooms: 3  
Year Built: 1900  
Parking: 3 Cars  
Floors: 1

Full Baths: 2  
HOA: No  
Sqft: 1556

### PROPERTY FEATURES:

- Central A/C
- Tile floor
- Stove/Oven
- Stainless steel appliances
- Dryer
- Central heat
- Dishwasher
- Microwave
- Basement
- Laundry area - inside
- Hardwood floor
- Refrigerator
- Granite countertop
- Washer
- Yard

### OTHER FEATURES:

- Sun porch
- Carport
- Shed

### PROPERTY DESCRIPTION:

RENOVATED - Current gross rents \$32,388 with great tenants in place. Current Leases through 3/31 and 5/31 of 2023. 0 Percent vacancy rate in the past 7 years! Buying a duplex has proven to be one of the best real estate investment strategies. This home is in a fantastic location, and features quality construction not found in newer homes.

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