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809 Ridgecrest Road, Johnson City, TN 37604

$465,000 · MLS #10000938 · brphomes.com/mls/10000938



1972	0.48
YEAR BUILT	ACRES

Property Facts

Property Type: Multi Family
Sub Type: Multi Family
Status: Active
Year Built: 1972
Lot Acreage: 0.48
Fireplaces: 0

Lot Dimensions: 110 X 182.45 IRR
City Taxes: $597.72
County Taxes: $742.83
Elementary School: South Side
Middle School: Indian Trail
High School: Science Hill

Description

INVESTMENT OPPORTUNITY NEAR ETSU | 3 RENTAL UNITS | $465,000

Income-producing investment property featuring a duplex and a brand-new 2-bedroom, 1-bath cottage, offering three rental units in a convenient Johnson City location near ETSU.

The duplex consists of two 2-bedroom, 1-bath units, while the brand-new cottage offers an additional 2-bedroom, 1-bath living space.

RENTAL INCOME BREAKDOWN:

- Duplex: $2,555/month
- Cottage: $1,350/month
- **Total Monthly Rental Income: $3,905**
- **Annual Gross Rental Income: $46,860**
- **Gross Rental Yield: Approximately 10.08%**

Tenants are responsible for utilities. Each unit has a separate electric meter and HVAC system. Water is on a shared meter, with costs allocated among tenants.

Annual property taxes are approximately $1,335, with insurance approximately $2,160. Conveniently located near ETSU, downtown Johnson City, medical facilities, and shopping.

An excellent opportunity for investors seeking multiple rental income streams on one property. Lease agreements and additional rental information available upon request. Buyer/buyer's agent to verify all information.

Features & Amenities

INTERIOR

2nd Kitchen • Bonus Room • Carpet Flooring • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Range • Heat Pump • In Law Suite • Kitchen/Dining Combo • Laminate Flooring • Laundry • One-Level • Open Floorplan • Paneling Walls • Playroom • Primary Bathroom • Primary Bedroom • Refrigerator • Remodeled • Two-Level • Vinyl Flooring • Walk-In Closet(s) • Washer • Washer Hookup

EXTERIOR

Asphalt • Brick Exterior • Cleared Lot • Cottage • Deck • Duplex • Front Porch • Level Lot • Rolling Slope Lot • Shingle Roof • Slab Foundation • Vinyl Siding Exterior

OTHER

Above Average Condition • Electricity Connected • Power Line Easements • Public Sewer • Public Water • Sewer Connected • Updated/Remodeled Condition • Water Connected

Listing courtesy of Selling Stateline Real Estate Group

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