

## Duplex - CRYSTAL RIVER, FL



\$ 135,000



490 & 492 N ELMWOOD POINT, CRYSTAL RIVER, FL 34429

- » MLS #: U8085824
- » Duplex | 1,900 ft<sup>2</sup> | Lot: 11,326 ft<sup>2</sup>
- » More Info: [490492NELMWOODPOINT.IsForSale.com](http://490492NELMWOODPOINT.IsForSale.com)



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**INVESTOR ALERT!!** This is your early retirement ticket! Both units are currently occupied. Features include extra large lot size and spacious yards, nicely tiled throughout, both units have separate water meters, indoor laundry, vaulted ceilings and open floor plans. Crystal River is known for its beautiful springs, great fishing and plenty of other water-fun activities! This property happens to be located within minutes to Kings Bay, Crystal River, Three Sisters Springs and within minutes to Fort Island Gulf Beach! This property offers a great return on investment with over 10% cap rate! This is one of 5 duplexes being offered for sale! All duplexes are tightly grouped together in the same community! Buy 1 or purchase them all for a package deal of 675K. All 5 duplexes (10 units) combined offer a rental gross income of over \$92,000. per year! Now that is some serious cash flow! This is a no brainer! Hurry now and make an offer!!

