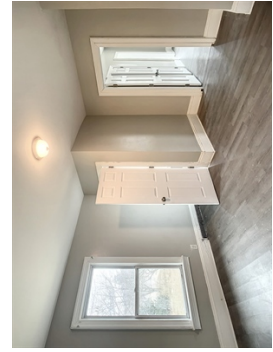


## Investment Opportunity



\$ 46,500



1711-1713 9th Ave, Rock Island, IL 61201

- » Beds: 3 | Baths: 2 Full
- » MLS #: QC4240887
- » Multi-Family | 1,560 ft<sup>2</sup> | Lot: 2,800 ft<sup>2</sup>
- » Up/Down Duplex
- » Back Deck
- » More Info: 1711-17139thAve.IsForSale.com



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Bettendorf, IA 52722  
(309) 215-9400

Let's grow your portfolio with this upper/lower duplex right here in Rock Island. The lower unit is occupied with a one year lease for \$600/month. This unit is a 1 bed/1 bath with in-unit laundry hook ups! You'll find a back deck to use during the upcoming spring days. The upper unit just needs some more finishing touches to the recent updates. This unit is a 2 bed/1 bath with newer flooring and a fresh coat of paint. This would be an excellent investment opportunity for any buyer. Don't let this one get away!

