



\$ 99,900



4307 8th Ave, Rock Island, IL 61201

- » Beds: 4 | Baths: 2 Full
- » MLS #: QC4259916
- » Multi-Family | 2,394 ft<sup>2</sup> | Lot: 7,000 ft<sup>2</sup>
- » More Info: [43078thAve.IsForSale.com](http://43078thAve.IsForSale.com)



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This professionally managed upper/lower duplex in Rock Island offers instant cash flow, making it an ideal investment opportunity. Both units are currently occupied, ensuring immediate rental income (\$1695/mo). Tenants pay all utilities. Unit 1 (lower) features 1 bed, 1 bath, & access to the garage. Unit 2 (upper) offers 3 beds, 1 bath, & access to a HUGE walk-up attic. Both units share access to the basement for additional storage. Alternatively, this property could be converted back into a 5-bed, 2-bath single-family home with the attic serving as an incredible primary suite. Located a few blocks from Longfellow Elem. School & Lincoln Park. Recent updates include new carpet & fresh paint throughout. Dont miss this versatile property schedule your showing today! 48-hr notice req. for showings.

