

**For
Sale**

Duplex on 1 Acre in Jackson Co, IL

301 SOUTH HUNT RD, CARBONDALE, IL

PROPERTYPEDDLER.COM



Description: Investment Opportunity in Southern Illinois. This duplex sits on an acre, off a quaint road outside the city limits of Carbondale. Each unit has 2 bedrooms, 1 bath and comes with a refrigerator, a stove, and two window units. One unit does have laundry hook up and the washer and dryer will remain. Both units are rented to long term tenants with leases. Tenants pay utilities. New roof in 2018. New concrete pads in both carports in 2018. Crawl Space has been vapor locked with dehumidifier that remains with property. This investment has a cap rate of 10%.



- 1 acre
- 10 cap rate
- Long term tenants
- Many updates
- New concrete car port pads
- New roof
- Crawl-vapor locked with dehumidifier

Directions: From the west end of Carbondale on E Main St/IL 13 take Walnut St to S Hunt. Entering Carbondale from the east end, take N Giant City Rd to E Walnut/ S Hunt.

Legal Description: Part of Sec 23, T9S - R1W, Jackson County, IL

Parcel(s): 15-23-276-006

Taxes: Split Parcel - To Be Determined

PRICE: \$89,900



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