

Investment Opportunity



\$ 125,000



203 6th St, Hampton, IL 61256

- » Beds: 5 | Baths: 3 Full
- » MLS #: QC4243017
- » Multi-Family | 2,171 ft²
- » Long Term Month-to-Month Tenants
- » Multiple Water Heaters
- » More Info: [2036thSt.IsForSale.com](https://www.2036thSt.IsForSale.com)



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All buyers must be pre-approved or have a proof of funds letter. All tenants are month-to-month long-term tenants. This triplex houses 2 2-bedroom units and 1 efficiency unit. One aspect that adds further value to this triplex is the existence of long-term, month-to-month tenants. Having these tenants already in place provides a stable and predictable rental income stream from day one. It eliminates the immediate concern of finding new tenants and reduces the risk of vacancies, allowing for consistent cash flow. This 3-unit triplex is an excellent investment opportunity. The inclusion of multiple water heaters, heating units, and central air units enhances tenant satisfaction, while the presence of long-term, month-to-month tenants ensures a stable rental income. With its versatile unit mix, reliable systems, and established tenant base, this triplex presents a compelling investment prospect with the potential for long-term financial success.

