

Duplex in the Heart of Marietta: Turnkey Investment or Spacious Home Opportunity!

 Location, Charm, and Income Potential All in One!

Welcome to this beautifully renovated duplex in the heart of Marietta—offering the perfect blend of modern updates, classic character, and income-generating potential. Whether you're an investor looking for steady rental income or a buyer seeking a flexible living arrangement, this property delivers.

Property Features:

- Upstairs Unit (Previously Rented for \$650/month)
 - 2 Bedrooms | 1 Bathroom
 - Refinished Original Hardwood Floors
 - Brand-New Kitchen
 - Bright, Inviting Layout
 - Beautiful Outdoor Deck Space
- Downstairs Unit (Currently Rented for \$550/month)
 - Studio-style living with defined Living room, Kitchen, and Sleeping Area
 - Newly built Bathroom
 - Spacious Covered Back Porch
 - Cozy and Efficient

Recent Renovations & Upgrades:

- New Gas lines and Water lines
- New Hot Water Tank
- Fresh Interior and Exterior Paint
- Freshly Cleaned Sewer Line to Main Drainage System
- Brand-New Deck Railing

Extras & Amenities:

- Private Entrance for both Residences
- Off-Street Parking for 2 Vehicles
- 8x10 Outdoor Storage Building – ideal for tools or extra belongings

- Unfinished Basement with washer & dryer hookups – perfect for additional storage
- Gas Heat & Public Utilities

Parcel ID: 240029080000

Investment Highlights:

- Partially rented and income-producing from Day 1
- Low-maintenance with Major System Updates
- Central Marietta Location close to...
 - Downtown Amenities like Dining & Shopping
 - Gorgeous Parks
 - Ohio River
 - Schools in Walking Distance (Marietta College & Marietta Elementary School)

Opportunity:

Don't miss this rare chance to own a rented duplex with tons of upside—whether you're expanding your portfolio or looking for a versatile home in a charming neighborhood. This listing is perfect for you!

Questions? Please call Beth Rose (419) 534-6223

RE Terms: 10% down payment made on the day of auction w/balance due at closing w/in 60 days. 10% BP.

SOLD IN COOPERATION WITH JOE R. PYLE COMPLETE AUCTION & REALTY
SERVICE