

MULTIFAMILY PORTFOLIO FOR SALE

\$825,000

616 Selma Ave | Selma, AL 36071

806 Dallas Ave | Selma, AL 36071

2307 Summerfield Rd | Selma, AL 36071



ALEX KYRIAZIS

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2850 Cahaba Road, Suite 200 • Birmingham, AL 35223 • 205-870-8580 (o) • lahcommercial.com

Information deemed reliable but not guaranteed.

616 Selma Ave

Property Highlights

- LAH Commercial Real Estate is pleased to present this 4-unit value-add multifamily property located just two minutes from Downtown Selma, AL.
- Built in 1974, the property offers approximately 4,342 square feet on a $\pm$ 0.33-acre lot.
- All units are 2BR/1BA with a washer/dryer laundromat on site and in need of very minor repairs to get it back to active status.
- All 4 units are occupied, 1 being occupied for free by an on-site maintenance worker.
- All utilities are individually metered for each unit. The landlord pays taxes, insurance, common area power, some lawn care, and occasionally pest. Property does have central heating and air.
- Rents are under market and demand for rental property is high in this area, thus providing a strong value-add opportunity for outside investors.
- Contact broker for additional details.



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806 Dallas Ave

Property Highlights

- This 12-unit value-add multifamily property is situated just four minutes from Downtown Selma.
- Constructed in 1950, this property offers roughly 7,139 square feet of space on a $\pm$ 0.24-acre lot.
- The units have a wide range consisting of: four efficiency units, four studios, two 1 BR/1BA, and two 2BR/1BA units. Units do not have washer/dryer connections but have the infrastructure to add these connections.
- All utilities are separately metered and units are currently renting well below market value. The area has strong rental demand, with many nearby properties operating at full occupancy.
- This property is being offered as a major value-add play as six units need moderate to heavy rehab.
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2307 Summerfield Road

Property Highlights

- This 16-unit value-add multifamily property is situated just six minutes from Downtown Selma and directly connected to Highway 80 and the main commercial drag of Selma.
- Constructed in 1950, this property offers four quadplexes on one parcel totaling $\pm$ 1 acre.
- All units are 2BR/1BA townhome style units and are currently renting well below market value.
- Property is in overall good condition with 7 of 16 units rented, 5 units rent ready and in lease up, and the last 4 down vacant and in need of extensive rehab, thus providing another strong value-add play for prospective purchasers.
- All utilities are individually metered for each unit and all units have central heating and air.
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