



\$ 123,456



2713 & 2715 Bard Ave, Saint Albans, WV 25177

- » Beds: 4 | Baths: 2 Full, 2 Half
- » Single Family | 1,421 ft² | Lot: 5,288 ft²
- » More Info: [27132715BardAve.IsForSale.com](https://www.27132715BardAve.IsForSale.com)



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2713-2715 Bard Avenue | Duplex

Saint Albans

This duplex at 2713-2715 Bard Avenue consists of two 2-bedroom, 1-bath units and is being offered as an income-producing investment property with a blend of stabilized and newly secured rental income.

Unit 2715 is occupied by a long-term tenant of over five years on a month-to-month lease and is currently rented for \$550 per month. Unit 2713 is newly occupied following a recent tenant turnover and is leased at \$750 per month under a one-year lease. Total monthly rental income is \$1,300, producing \$15,600 in annual gross rent.

