

# THE ANDERSON TOWNHOMES-CONDOS

1166 ASBURY ROAD

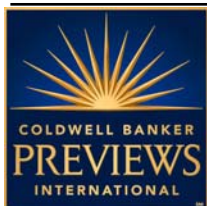


## **10 SPACIOUS TOWNHOME UNITS** **4 Three Bedrooms** **19,840 Reported Square Feet on .815 Acres**

- \$99,000 Gross Income
- Possible 30% Return on Cash if converted
- Solid Tenant Base
- 10.28% Cap Rate
- \$66,844 NOI
- EBP per unit is enclosed
- Reported 1100-1800 SF Townhome Style
- Family Rooms & Basement
- Volume Spaces
- Management Office On Site
- Anderson Schools
- Separate Utilities
- Improved 1961 Construction
- Central Air
- Professionally Managed
- Up to \$850 per month rental income
- 100% Occupancy

**Quoting: \$650,000**

**MLS# 1375629**



**Exclusively Represented By: Gail S. Coughlin**

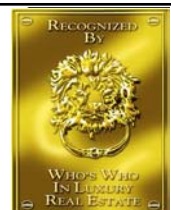
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**Photos available at: [www.gcoughlin.com](http://www.gcoughlin.com)**



**COLDWELL BANKER WEST SHELL**

OWNED & OPERATED BY NRT, INC.





*Anderson Schools & Coldstream*



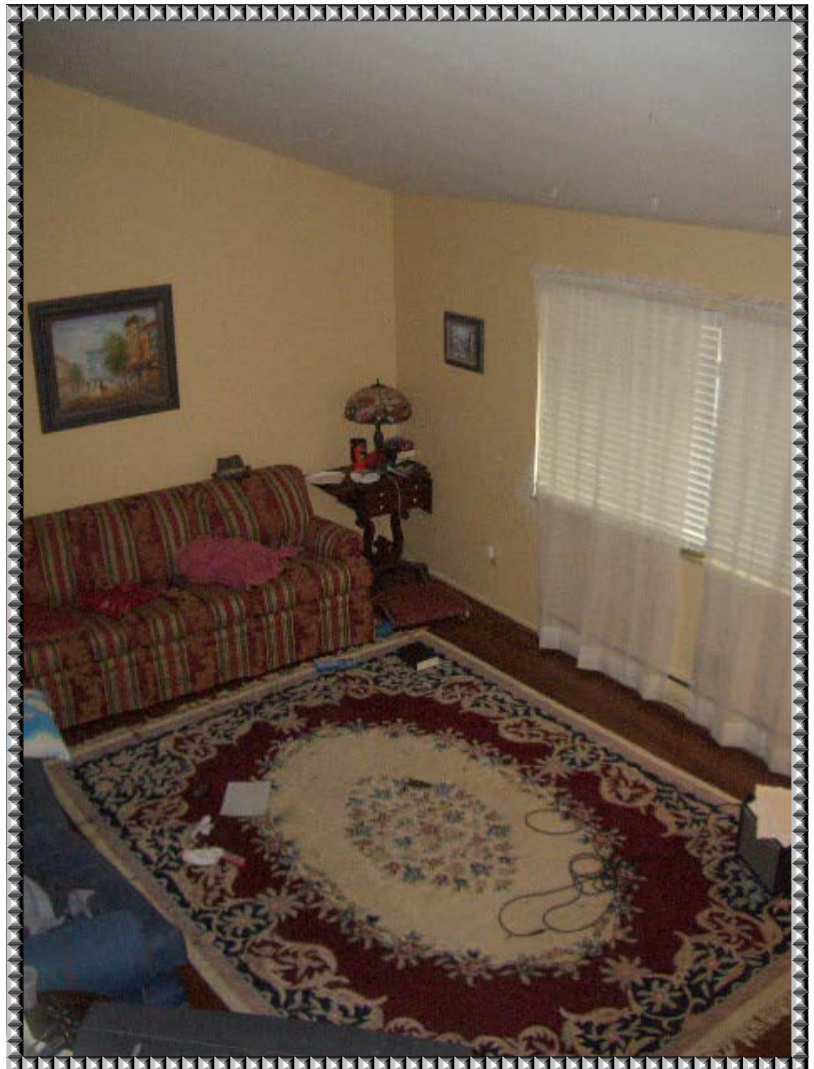


*No Hallway Efficiency!*





*Expansive Open  
Spaces!*





***Living-Dining  
Great Room!***





***Kitchen Hearth  
Room!***



## Arial View of Property



NOTE: ALL INFORMATION CONTAINED HEREIN BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED