

**HOME FOR SALE**



304 Shelby St

Vincennes, Indiana

United States

Asking Price

**\$660,000**

Bedrooms **24**

Year Built

Bathrooms **12**

Date Listed **09/11/2024**

Size **0**

Listing ID **GL-1726293153**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11234887>

## Overview

Discover a prime investment opportunity just 2 blocks from Vincennes University with this well-maintained 12-unit apartment building featuring all units as 2-bedroom, 1-bath layouts. Enjoy consistent cash flow with the property historically maintaining at least 90% occupancy. Tenants cover electric, owner pays water, sewer, and trash expenses. Due to rising demand there's substantial opportunity for rent increases, enhancing future profitability. POF will be required. Rent Roll and Expenses upon request. Broker Owned

For more details:

Listed by: Mark Dietel

**Contact**

**Email**

**Phone**