



FOR SALE

Investment Opportunity ±4 minutes to Downtown Anderson

Executive Summary

1204 Evergreen St | Anderson, SC 29625

Property Overview:

This fully renovated duplex offers immediate income and long-term upside. The property totals 1,456 sq. ft. across two identical units (2 BR / 1 BA, 728 sq. ft. each). Both units are currently leased at \$950/month, generating \$22,800 annually in gross rental income. Tenants are responsible for all utilities, reducing operating expenses for the owner.

Situated on ± 0.4 acres, the property not only delivers stable cash flow but also provides a path for future growth. With Anderson's approval, additional duplexes could be developed on site, further enhancing returns.

This offering combines updated construction, strong in-place income, and development potential; making it a rare find in the Anderson market.

Offering Summary

Unit 1204: ± 728 SF | \$950/month

Sale Price: \$190,000

Acreage, square footage, taxes, utilities, and lot dimensions to be verified.

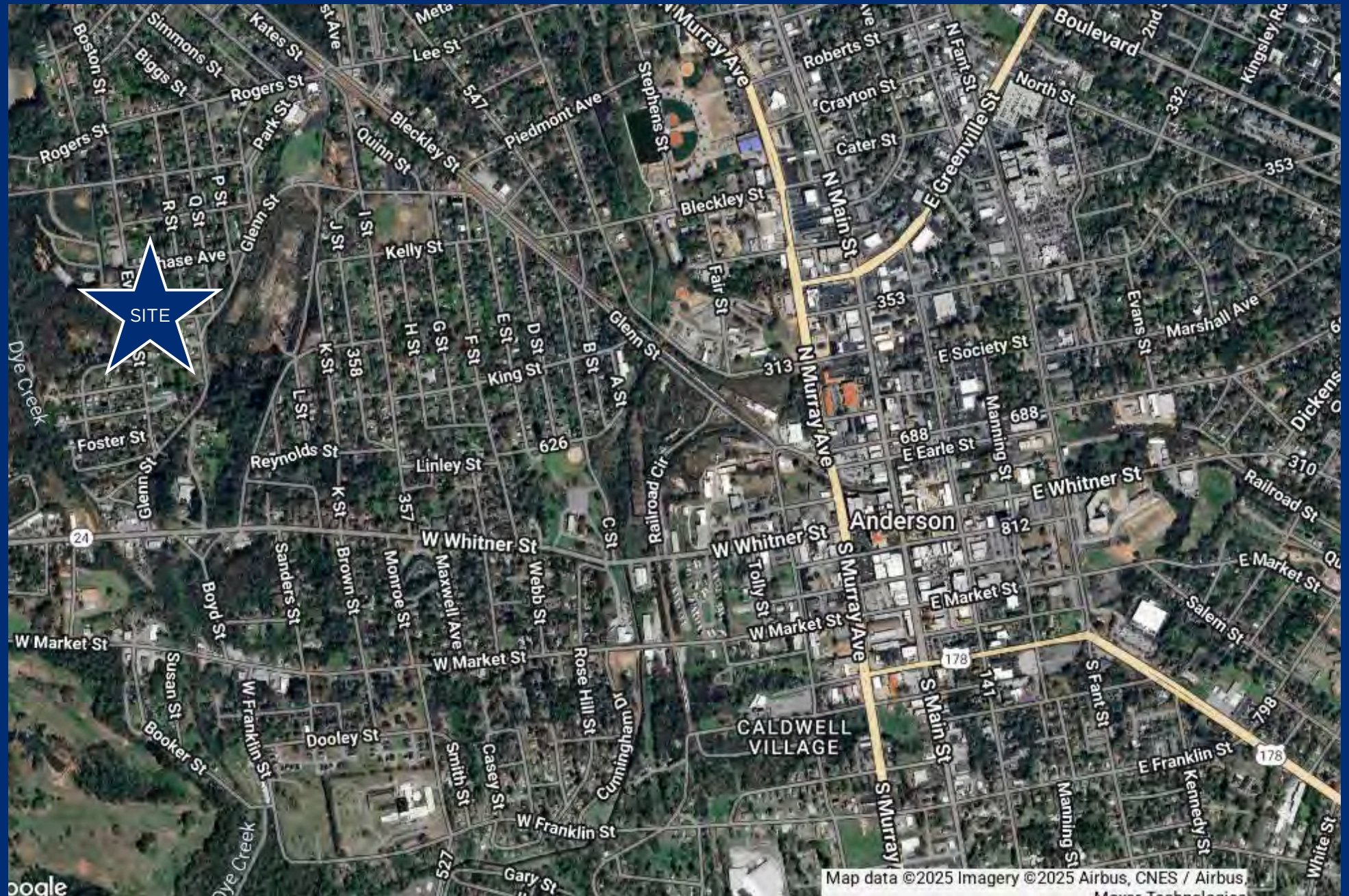


Property Photos



Location Map

Anderson, SC



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Reedy Property Group



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Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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