



**\$135,000**

## **2452 SARATOGA AVE, MEMPHIS, TN,**

<https://bestrealestateco.com>

INVESTOR ALERT! Turnkey, tenant-occupied duplex with strong cash flow, exceeding the 1% rule. Both units leased at \$700/month. Memphis continues to attract investor demand due to affordable price points and solid rent-to-price ratios. No assignable offers. No seller financing. Drive by only. Do not disturb tenants. Showings only with accepted contract.

- Built as Duplex
- Duplexes
- Active



**Walter Jones**

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## **Basics**



**Category:** Duplexes

**Status:** Active

**Sale/Rent:** For Sale

**Type:** Built as Duplex

**Year built:** 1954

**Lot Size:** 75X104 acres

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## Building Details

**Area:** 757A

**STYLE:** Traditional

**FLOORS/CEILINGS:** Wood Laminate Floors

**# of Stories:** 1

**Exterior:** Brick Veneer

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## Amenities & Features

**Heating:** Central

**Cooling:** Other (See Remarks)

