



\$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

Basics



Category: Duplexes

Status: Active

Sale/Rent: For Sale

Type: Built as Duplex

Year built: 1954

Lot Size: 75X104 acres

Building Details

Area: 757A

STYLE: Traditional

FLOORS/CEILINGS: Wood Laminate Floors

of Stories: 1

Exterior: Brick Veneer

Amenities & Features

Heating: Central

Cooling: Other (See Remarks)

