

# 1325 1ST AVE, MIDDLETOWN, OH 45044, USA

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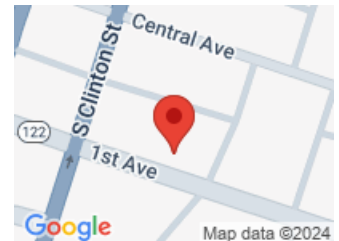
1325 1st Ave,  
Middletown, OH  
45044, USA

\$ 98,000.00



Fabulous Investment Opportunity. This Duplex Features 1bed/1bath & 2bed/1bath units located in the heart of Middletown and Oakland Historic District. Close distance to restaurants, coffee shops, and various small businesses. Small community garden. Easy conversion from duplex to single family if desired. Being Sold As-Is.

- 3 beds
- 2 baths
- 2-4 Units



## CALL US NOW

Phone: (937) 637-7333

Address: 1210 Meadow Bridge Drive, Suite C, Beavercreek, OH 45434

## BASIC FACTS

**Date added:** 12/07/21

**Type:** 2-4 Units

**Bedrooms:** 3

**Baths Full:** 2

**Acres:** 0.0748

**Year built:** 1920

**Listing Contract Date:** 2021-08-24

**Post Updated:** 2022-01-04 15:36:21

**Status:** Active

**Bathrooms:** 2

**Area:** 2085 sq ft

**Lot size:** 3258 sq ft

**MLS #:** 848098

## LOCATION DETAILS

**County Or Parish:** Butler

**School District:** Middletown

**Directions:** St. Rt. 4 (Verity Parkway) R. On First Ave.

**Zoning:** Residential, Multiple

## PROPERTY DETAILS

**Lot Dimensions:** 100 x 33

**Parcel Number:** Q6532003000057

**Construction Type:** Aluminum

**Subdivision Name:** Middletown

**Distressed Property:** None

**Transaction Type:** Sale

## PROPERTY FEATURES

**Utilities:** City Water, Natural Gas, Sanitary Sewer

**Appliances:** Dryer, Range, Refrigerator, Washer

**Basement:** Full, Unfinished

**Heating:** Forced Air, Natural Gas

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**Cooling:** Window Unit

**Garage:** None

## MISCELLANEOUS

**Taxes Semi Annual:** 134.44

**Assessments:** of record

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