

Recent Home Sale: 7802 KENNEWICK AVE - \$600,000



Remarks 4 Self Contained Units Close around the corner from the coming Purple Line station and in the City of Takoma Park with sought after schools, and recreation! All brick w/4 x 2 BR units each completely self-contained with own heating and CAC Cooling system, hot water heater, and tenants pay all utilities except water/sewer. Off-street parking, 2 units have wood floors and 2 have carpet over wood. All are licensed with the County and regularly inspected by them. Each Unit has a table space kitchen/dining room, separate living room, and two separate bedrooms with a bathroom in between them. They have shared hallways and separate back entrances to each unit. It's around the corner from multiple shopping centers and a future Purple Line Station/bus station. Ideal for an investor or owner occupant (vacant units to choose from). Based on income and expenses it has a 7.55% Cap Rate. This is a sought after rental area and the owners do not need to advertise for tenants as they come word of mouth. Sellers are happy to rent some units for you or provide details of interested parties. Possible for an owner occupant using the VA/FHA multi-family loan program too. More details & Photos @www.7802KennewickAve.com Potential Gross Income: \$58,260 Each Unit has own water heater and tenant pays for hot water Cap Rate 7.55% Property Taxes: FY 19 \$78024 Self Contained 2BR Units Each unit has CAC! Wood floors in some units. Unfinished basement. Around Corner from Bus Station! Future Purple Line Station to be Open 2022!Walk to Grocery, Restaurants & Other Stores! Off-Street Parking. Back Porches for Tenants Takoma Park City Schools! Subject to Tenant, City and County Right of Refusals

Rooms	Total
Bedrooms	
Full Baths	
Half Baths	

Basic Information

Address 7802 KENNEWICK AVE
City/Town TAKOMA PARK
State MD
Zip Code 20912
County MONTGOMERY
Type Detached

MLS# MDMC660430
Ownership Fee Simple
Style Colonial
Adv Subdivision TAKOMA PARK
DOM-Prop 17
Year Built 1954

Lot Size 7,241
Acres 0
Tax Living Area 0
Contract Date 2019-06-13
Close Date 2019-09-17
Close Price \$600,000

Exterior/Construction Features/Utilities

Exterior Brick
Roof Asphalt
Water Type Public
Sewer Public Sewer

Hot Water Electric
Heating Forced Air
Cooling Central A/C, Zoned
Parking Paved Parking, Private

Porch/Patio Brick
Other Features Sidewalks, Street Lights, Exterior Lighting

Tax/Legal Information

Tax ID # 161303175112
Tax Year 2019
Tax Assessment Value \$453,600
Total Taxes \$7,841

Legal Subdiv TAKOMA PARK
County Tax \$5,116
City/Town Taxes \$2,455
Lot 19

Short Sale No
Foreclosure No
REO/Bank Owned No



CIMENT
& SHIELDS

TEAM

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Interior Features/Amenities

Appliances Refrigerator, Oven/Range - Gas

TV/Cable Cable TV Available, Electric

Basement Partial, Walkout Stairs, Rear

Int. Style Floor Plan - Traditional

Available, Phone Available, Sewer Available,

Entrance, Outside Entrance, Unfinished

Windows Double Pane

Water Available, Natural Gas Available

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