

\$1,215,000 - 1409 S College Avenue, Bryan

MLS® #24015085

\$1,215,000

Bedroom, Bathroom,
Commercial Sale

N/A, Bryan, TX

106 Hardy and 1409 S. College is a well-maintained and well-managed asset with fantastic historic occupancy. This property will provide an excellent source of passive income for an investor.

Each building had the roof replaced in July 2021. Most HVAC units have been replaced between 2021 and current. Since new ownership in 2021 - appliances, water heaters, garbage disposals and flooring have been replaced as needed. Current owner spent much of 2021-2023 solving all deferred maintenance issues.

Historic full occupancy in a growing market. The Bryan College Station area has shown continued high occupancy and strong YOY rent growth.

Built in 1940

Essential Information

MLS® #	24015085
Price	\$1,215,000
Year Built	1940
Type	Commercial Sale
Sub-Type	Multi Family
Status	Active

Community Information

Address	1409 S College Avenue
Area	B08



Subdivision	N/A
City	Bryan
County	Brazos
State	TX
Zip Code	77801

School Information

District	Bryan
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Additional Information

Days on Market	345
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Listing Details

Listing Agent	Samuel Solcher
Listing Office	Clark Isenhour RealEstate Svcs

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