

# \$1,150,000 - 304 Cooner Street A, College Station

MLS® #25008637

**\$1,150,000**

Bedroom, Bathroom,  
Residential Income

College Vista, College Station, TX

Turnkey Investment – Fully Leased Duplex Near TAMU - 5 Bed, 5 Bath | \$7,250/Month Gross Rent!! Excellent opportunity to own a high-performing investment property just minutes from Texas A&M University. This fully leased 5-bedroom, 5-bathroom duplex generates \$7,250 per month in rental income, making it ideal for investors seeking strong cash flow in a prime location. The property features open-concept floor plan that connects the living, kitchen, and dining areas. Interior upgrades include granite countertops & stainless steel appliances. Tenants enjoy a spacious balcony, a fenced backyard, and the convenience of an in-unit washer, dryer, and refrigerator. Located within walking distance to Texas A&M University, as well as nearby shopping, dining, and entertainment, this property consistently attracts student renters and maintains strong occupancy year-round. This is a rare chance to acquire a reliable, income-producing asset in one of the most desirable areas of College Station

Built in 2016

## Essential Information

MLS® #	25008637
Price	\$1,150,000
Year Built	2016
Type	Residential Income
Sub-Type	Duplex



Status	Active
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### Community Information

Address	304 Cooner Street A
Area	C03
Subdivision	College Vista
City	College Station
County	Brazos
State	TX
Zip Code	77840

### Interior

Interior	Carpet, Tile
Interior Features	Dry Bar, Kitchen Exhaust Fan, Kitchen Island
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Stories	Two

### Exterior

Roof	Composition
Construction	HardiPlank Type

### School Information

District	College Station
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### Additional Information

Days on Market	70
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### Listing Details

Listing Agent	Jamie Prejean
Listing Office	CENTURY 21 Integra

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