

# \$1,150,000 - 406 Ash Street, College Station

MLS® #25008638

**\$1,150,000**

Bedroom, Bathroom,  
Residential Income

College Vista, College Station, TX

Turnkey Investment – Fully Leased Duplex Near TAMU - 5 Bed, 5 Bath | \$7,500/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 \$7,500 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 5 mins from Texas A&M University, as well as nearby shopping, dining & entertainment options, 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 2015

## Essential Information

MLS® #	25008638
Price	\$1,150,000
Year Built	2015
Type	Residential Income
Sub-Type	Duplex



Status                      Active

**Community Information**

Address                    406 Ash Street  
Area                        C03  
Subdivision              College Vista  
City                        College Station  
County                    Brazos  
State                       TX  
Zip Code                 77840

**Interior**

Heating                  Central, Electric  
Stories                    Two

**School Information**

District                  College Station

**Additional Information**

Days on Market        70

**Listing Details**

Listing Agent            Jamie Prejean  
Listing Office            CENTURY 21 Integra

The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS. Listing information is provided by Bryan-College Station Regional MLS.