

\$265,900 - 2807 Sprucewood Street A And B, Bryan

MLS® #25008657

\$265,900

Bedroom, Bathroom,
Residential Income

Cedar Ridge, Bryan, TX

Excellent Investment Opportunity in Prime Location! Income producing. This duplex features two spacious units, each offering 2 bedrooms and 1 bathroom. Ideally situated just off Villa Maria, between Texas Ave and Harvey Mitchell Parkway, the property provides quick access to all that West Bryan has to offer, including shopping, dining, parks, and top-rated schools. Both units have been fully remodeled from electrical panel to new HVAC. Unit A is leased @ \$950/month. Unit B is leased until 2027 \$1000/month. . Don't miss out on owning a solid, income-generating asset in a rapidly growing area!

Built in 1981

Essential Information

MLS® #	25008657
Price	\$265,900
Year Built	1981
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	2807 Sprucewood Street A And B
Area	B09
Subdivision	Cedar Ridge
City	Bryan
County	Brazos



State	TX
Zip Code	77801

Amenities

Parking Spaces	4
Parking	Paved

Interior

Interior	Laminate, Vinyl
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1
Stories	One

Exterior

Roof	Composition
Construction	Brick, Frame

School Information

District	Bryan
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Additional Information

Days on Market	72
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Listing Details

Listing Agent	Maurey Bell
Listing Office	Bell Properties

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