

For Sale on Market

**\$5,100,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** Greenfield Plaza

**Property Type:** Residential Income

**Stories:** 1

**Year Built:** 1976

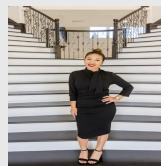
**Building Sqft:** 40,214 / Public Records

**Lotsize:** 83,666

**MLS# / Area:** ABORTX-2049742

## RESIDENTIAL INCOME

Introducing 48 Place community of condos... a multi-family property featuring 40 two-bedroom, one-bath units and 8 one-bedroom, one-bath units, ideally situated in the vibrant heart of Bryan, TX. This prime location offers easy access to entertainment, shopping, dining, and a convenient commute to Texas A&M University, making it a unique investment opportunity. Each unit is equipped with central heating and air conditioning, spacious layouts, and either a balcony or patio. Residents also benefit from tile flooring and an on-site laundry facility, as well as a community pool. Recent upgrades include ENERGY STAR qualified sliding glass doors and windows, new siding and exterior paint, new roofs in 2024, many new AC units, and renovations in half of the units. This well-maintained, many updates throughout the years of bringing this property producing higher rents. This income-generating property is an excellent addition to any investment portfolio. The owner temporarily took the property off the market to complete drainage repairs (see attached invoice), along with a commercial appraisal...The lower price compared to the appraisal is intended to encourage a closing before 2026.



Presented By  
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Visit <https://www.har.com/ABORTX-2049742> for more information