



\$ 24,000



20218 Goulburn St, Detroit, MI 48205

- » Beds: 3 | Baths: 1 Full
- » MLS #: 20261014662
- » Single Family | 965 ft² | Lot: 5,227 ft²
- » More Info: [20218GoulburnSt.IsForSale.com](https://www.20218GoulburnSt.IsForSale.com)



Gentraia Brown
 (248) 469-2533
 gentraiabrown@gmail.com
<https://www.citycentremi.com/agents/1973016>



RE/MAX City Centre
 17515 W. 9 Mile Road
 Suite 800
 Southfield, MI 48075
 (313) 528-3002

Remarks

Seasoned investors, this one's for you. Cash buyers only. The numbers speak for themselves: List Price: \$28,000 | ARV: \$89K-\$110K | Market Rent (remodeled): \$1,200-\$1,500/mo. There is also plenty of active fix & flip activity in the neighborhood, just ask me for the comp list! This 3-bedroom bungalow sits less than a half mile from the suburb of Warren. The seller has not accessed the interior, however, a prior listing states the property features original hardwood floors, an oversized family-style kitchen, and a walk-in closet in the upstairs bedroom. There may be a potential squatter on the property. You'll receive clear title and warranty deed at closing. The seller can not provide access to the property. An experienced investor would know that the 4-6 weeks it may take to legally remove the occupant is simply part of the process, not a dealbreaker. Seller is motivated and selling strictly as-is, where-is. Clean title guaranteed. Here's your opportunity to add a profitable fix & flip or a renovate-rent-hold cash cow to your portfolio. Submit your best offer, the spread on this one is real!

