

# 2580, EVERGREEN, PORT HURON, MI, 48060

<https://tuckerbenner.com>



\$215,000



Fantastic investment opportunity with this tenant-occupied duplex! Unit 1 is on a month-to-month lease, offering flexibility for the new owner to either retain the current tenant or move in themselves. Unit 2 has a stable, long-term tenant under a lease agreement. This property is ideal for buyers seeking rental income to help with mortgage payments [...]

- 0 baths
- 2 to 4 Units
- Multi-Family
- Active



## Basics

**Category:** Multi-Family

**Status:** Active

**Lot size:** 0.33 sq ft

**Lot Size Acres:** 0.33 acres

**Type:** 2 to 4 Units

**Bathrooms:** 0 baths

**Year built:** 1952

**County:** St. Clair



### Call us now

Phone: (231)730-8781

Email: [tuckerbennerteam@gmail.com](mailto:tuckerbennerteam@gmail.com)

Address: 2747 Lakeshore Drive, Twin Lake, MI 49457



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## Building Details

**Number Of Units Total:** 2

**Sewer:** Public Sewer

**Roof:** Other

**Basement:** Crawl Space

**Construction Materials:** Vinyl Siding

**Heating:** Forced Air

**Number Of Buildings:** 1

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## Amenities & Features

**Parking Total:** 6

**Utilities:** Natural Gas Connected,  
Electricity Connected

**Lot Features:** Sidewalk

**Cooling:** Window Unit(s), Central Air

**Laundry Features:** Electric Dryer Hookup, Gas  
Dryer Hookup, In Unit, Laundry Room, Lower Level,  
Washer Hookup

**Parking Features:** Concrete, Driveway

**Fireplaces Total:** 1

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## Fees & Taxes

**Tax Assessed Value:** \$75,915

**Tax Annual Amount:** \$3,814

**Tax Year:** 2023

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## School Information

**High School District:** Port Huron

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## Miscellaneous



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**CrossStreet:** 32nd and Lapeer Rd

**Owner Pays:** Trash Collection, Water, Sewer

**Listing Terms:** VA Loan, Rural Development, MSHDA, FHA, Cash, Conventional

**Tenant Pays:** Electric, Water, Trash Collection, Sewer, Gas



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