

# \$70,000 - 1353 Dauphin Street Unit 24, Mobile

MLS® #351767

## \$70,000

2 Bedroom, 1.00 Bathroom, 794 sqft  
Residential on 1 Acres

Place Lemoyne, Mobile, AL

The perfect investment! Brand new roof!!  
Income producing 2 bedrooms/1 bath condo in the heart of Midtown Mobile! Tenant already in place paying \$750/month (lease is up 3-31-24). NEW LVP floors in the living room and hall, stove/refrigerator/dishwasher, carpeted bedrooms, and double closets in each bedroom.

Water/trash/sewer/insurance/common areas/termite are covered by monthly \$261 condo dues. THERE ARE FOUR OTHER UNITS AVAILABLE TO PURCHASE (seller would like to sell together) AND 10+ SIMILAR DOWN THE STREET AT 18 S CATHERINE ST!!!!!!!!!!!!!! \*LISTING BROKER MAKES NO REPRESENTATION TO SQUARE FOOTAGE ACCURACY. BUYER TO VERIFY.

Built in 1974

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | 351767     |
| Price          | \$70,000   |
| Sold Price     | \$66,500   |
| Closed Date    | 2024-01-17 |
| Bedrooms       | 2          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 794        |
| Acres          | 0.67       |
| Year Built     | 1974       |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | More than 4 units |
| Status   | Closed            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1353 Dauphin Street Unit 24 |
| Area        | Mobile County               |
| Subdivision | Place Lemoyne               |
| City        | Mobile                      |
| County      | Mobile                      |
| State       | AL                          |
| Zip Code    | 36604                       |

## Amenities

|            |                                  |
|------------|----------------------------------|
| Utilities  | Sewer Available, Water Available |
| Parking    | See Remarks                      |
| View       | None/Not Applicable              |
| Waterfront | No Waterfront                    |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Tile, Vinyl   |
| Interior Features | Eat-in Kitchen  |
| Appliances        | Dishwasher, Disposal, Electric Range, Refrigerator, Electric Water Heater |
| Heating           | Electric  |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Concrete Board        |
| Exterior Features | Termite Contract      |
| Lot Description   | Less than 1 acre      |
| Windows           | Window Treatments     |
| Roof              | Built-Up, Composition |
| Construction      | Resale                |
| Foundation        | Slab                  |

## School Information

|            |          |
|------------|----------|
| Elementary | Leinkauf |
|------------|----------|

|        |                |
|--------|----------------|
| Middle | Calloway Smith |
| High   | Murphy         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Zoning         | 2+ Family Residence |
| HOA Fees       | 261                 |
| HOA Fees Freq. | Monthly             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Roberts Brothers Eastern Shore |
|----------------|--------------------------------|

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