

**For
SALE**

~~\$52,000~~
\$48,000
PIG PRICE

Cute Urban Cottage on a Quiet Shady Corner! Special Discount Price to PIG Members

Single Family Property
Year Built: 1935
2 Bedrooms
1 Bath
786 SF
Lot Size 5,662 SF
ARV \$72k
Avg Comp Sold within 1
mile & past 4 months \$68k
Median Rent: \$600
Annual taxes: \$600
Quick access to I-110,
Cervantes St, Downtown,
Airport, Hospitals & Beaches
Short walk to city bus lines
Close to city parks



**Neighborhood
Home
Investment
PROPERTIES, LLC**



2619 N. 6th Avenue (East Hill Perimeter) Pensacola, FL

Features Include: living & dining rooms, front & back porch stoops, new hardwood (laminated) floors, bonus room, fresh paint Washer/Dryer & refrigerator included. Occupies two lots, private driveway & off street parking

Additional Information: Great investment to buy & hold or flip as a starter home
TAX CREDIT for Historic Homes built prior to 1938
It's roomier than you think!
MOVE-IN READY ... A MUST SEE!

Please Call/Text/Email **Adrian Goram 850-375-5950 nhi6247@gmail.com**

www.nhipropertiesdeals.net