



## Baker Duplex



**Price:** \$275,000  
**Address:** 19 WALLACE ROAD, Chippingham  
**City:** New Providence/Paradise Island  
**MLS#:** 55986  
**Lot Size:** 5,077 sq. ft.  
**Listing No:** R27  
**Beds:** 4  
**Baths:** 2  
**Living Area:** 1,600 sq. ft.  
**Year Built:** 2004  
**Status:** For Sale only




## Property Details


This Duplex is situated at 19 Wallace Road. The lot approximates 5,100 sq ft in size. It is a part of the middle-income neighborhood of the Greater Chippingham Subdivision. The property is represented by: 2 - 2 bedroom 1 bathroom units with a living / Dining Room. There is an unfinished Efficiency that can be completed to generate additional rental income. The 2 finished units are fully leased with reliable tenants. Each unit rents at \$800 monthly. Annual rental income is \$19,200. Expenses approximate 40% thereof to generate potential net income of \$11,520 The building can be expanded to two (2) stories to add another 2 units, which plus the efficiency will represent a total of 5 units to minimally generate \$4,000 in monthly rental income.

## Agent Details



 **Nassau/New Providence Office**

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