



\$ 180,000



6109 Western Ave, Davenport, IA 52806

- » Beds: 4 | Baths: 2 Full
- » MLS #: QC4265434
- » Multi-Family | 1,908 ft² | Lot: 8,712 ft²
- » More Info: [6109WesternAve.IsForSale.com](https://www.6109WesternAve.IsForSale.com)



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Great investment opportunity in N Davenport! This side-by-side 2-story duplex offers instant cash flow with both units leased each bringing in \$900/mo with tenants covering all utilities, mowing, & snow removal. Each unit mirrors the other with 2 bedrooms, 1 full bath, a living room, informal dining area, kitchen, & unfinished basement with laundry hookups. Sliding glass doors lead to a huge fenced backyard, perfect for added tenant appeal. Each unit has 1 garage parking space, with extra room in the driveway & on-street parking. 6109 is currently vacant but will be leased starting 08/01/25, through 07/31/26, after receiving new carpet & fresh paint. The lease for 6111 runs through 04/30/26. Major updates include a new sump pump (2022), roof & siding (2020). Located near Interstate 80, shopping, & dining this is a turn-key property ready to generate returns from day one. Don't miss your chance to own this income-producing duplex!

