



# KMS Property Investments

Website: [kmspi.com](http://kmspi.com)

## **210 9th Street S/ 913 Griffin Ave Gadsden, AL 35903**

Asking: \$90k

Summary: For sale is this 2 bed/ 2 bed single 1,397 brick home. Upon completing rehab of this home, the completion of a new kitchen, bathroom and adding a room (ideally using part of the living room), this home will be ready approximately worth \$ 160k+ as it would have 3 beds.

Along with the home at 210 9th Street S, the adjacent lot located at 913 Griffin Avenue is part of this package. This lot has a single-car garage with a 2 bed 1 bath apartment located at the back of the property line and is accessible from both Griffin Avenue and 9th Street via a partially paved alley. This lot formerly had a 4plex that was demolished but the lot has been leveled and ready for the construction of either a single-family home or another multi-family structure.

210 9th Street Pictures: <https://photos.app.goo.gl/TUvzwUL7CcaCJ9QU7>

### **Comps:**

211 Mary St, Gadsden, AL 35903

3 bed/ 2 bath, 1,626 sqft

Sold on 06/29/23 \$168,000

1106 Sizemore St, Gadsden, AL 35903

3 bed/ 2 bath, 1,860 sqft

Sold on 06/29/23 for \$159,900

913 Griffin Avenue Pictures: <https://photos.app.goo.gl/ArfDg6CfmMwSGiW67>

Potential Triplex Blueprint: <https://www.houseplans.pro/plans/plan/t-390>