



**\$139,900**

## **1200 WAVERLY AVENUE, FLORENCE SC 29501**

<https://vizorealty.com>

Presenting an exceptional investment opportunity: two dwellings on one parcel, providing flexibility and potential rental income. 1200 Waverly Size: Approximately 700 sq ft 2Bedrooms,1 Bathroom 107 N. Calhoun Size: Approximately 759 sq ft, 3 Bedrooms, 1 Bathroom The property is situated in a prime location, close to local shops and amenities. This convenience enhances the appeal to potential tenants. Owning a property with two separate dwellings provides the flexibility to live in one while renting out the other or renting both to maximize income. This setup affords a unique opportunity to generate dual rental streams, increasing profitability. This opportunity is perfect for those looking to expand their real estate portfolio.

- 5 beds
- 2 baths
- Single Family Residence
- RESIDENTIAL
- ACTIVE
- 1459 sq ft



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# Basics

**Date added:** Added 1 day ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Lot size, acres:** 0.24 acres  
**MLS ID:** 20250121  
**Full Baths:** 2

**Listing Date:** 2025-01-10  
**Type:** Single Family Residence  
**Bedrooms:** 5 beds  
**Area, sq ft:** 1459 sq ft  
**Year built:** 1950  
**TMS:** 9004606010

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# Building Details

**Foundation:** Crawl Space  
**Cooling:** Central Air  
**Sewer:** Public Sewer  
**Exterior material:** Other/See Remarks

**Heating:** Central, Heat Pump  
**Water:** Public  
**Floor covering:** Carpet, Luxury Vinyl Plank  
**Parking:** None

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# Amenities & Features

**Fireplace:** None  
**Features:** Deck, Shower

**Amenities:** Range, Refrigerator

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# School Info

**Elementary School:** Royall    **Secondary School:** John W Moore Middle  
**High School:** West Florence

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# Listing Courtesy Of



**Listing Office:** RE/MAX Professionals

**Listing Agent:** Alexis Fleming

