



3379 S 2410 E UNIT A-B

3379 S 2410 E, MILLCREEK, UT 84109

\$875,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Value-add duplex in a prime Millcreek location offering strong upside potential. Situated in a highly desirable area with strong rental demand and convenient access to canyon recreation, freeways, shopping, and dining, this property presents a compelling investment opportunity. Unit A is leased month-to-month at \$1,990 (tenant pays utilities) and offers a clear path to renovation and rent repositioning, or the option to keep the long-term tenant (20 years) in place and collect stable income. Unit B is leased at \$2,400 (tenant pays utilities) and was fully renovated in 2023. Major improvements include a newer roof, siding, windows, HVAC, and added insulation.

**Sewer: Public,
Heating Type: Forced Air,
Garage Count: 4 Car Garage**

\$875,000



Current rents are below market, creating meaningful income growth potential for an investor willing to further improve and stabilize the asset. Tenant occupied. Showings available after an accepted offer. Two-year rental history attached in MLS documents. Please contact listing agent for additional photos.



