



10 ELLS STREET

10 ELLS ST, ANSONIA, CT 06401

\$450,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Quiet street near downtown, this updated two-family offers a perfect owner-occupant or investment opportunity. First-floor unit is freshly renovated and rented for \$1,750/month with lease through Dec 2027, providing immediate income. Second-floor unit features larger rooms, fresh paint, washer/dryer hookup, and will be delivered empty at closing - ideal for owner-occupants or to capture full market rent. Both units offer open-concept layouts, stainless steel refrigerators and gas ranges, separate gas furnaces (first floor approx. 2 years old), updated windows, and a newer roof. Two separate driveways provide ample off-street parking.

**Heating - Fuel Type: Gas,
Sewer: Public,
Cooling: Window A/C,
Water: City Water**

\$450,000



Backyard includes a brand-new detached structure with potential for storage or additional income. Strong house-hack potential: live in one unit while rental income offsets your mortgage, or add a turnkey duplex to your portfolio. Second floor easy to show; first floor tenant-occupied and available to serious buyers only. Agent owned.



