

1465 Allen Ave
Garner, Iowa 50438



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MLS# 6335289



\$199,500

Well-maintained single-story duplex offering an excellent income-producing opportunity in a highly walkable location near schools and downtown. This side-by-side frame building features two separate 2-bedroom, 1-bath units, each with its own living room and kitchen/dining area. The property includes a shared interior stairway to the basement, with separate, private basement areas for each unit, divided by locking doors—ideal for storage, mechanicals, and tenant privacy. Major updates provide peace of mind, including a new roof (2008), new windows and siding (2018), and new heating systems (2021). There is no central air, but the property has been well cared for and efficiently maintained. Off-street parking is available on the lot, and the walkable location adds strong rental appeal. Both units are currently occupied by tenants who would like to remain, making this a turn-key investment with immediate cash flow. Financials available to qualified buyers. Whether you're expanding your rental portfolio or looking for a low-maintenance income property, this duplex is a smart addition.



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