



\$ 50,000



15865 Cloverlawn St, Detroit, MI 48238

- » Beds: 4 | Baths: 2 Full
- » MLS #: 20251050262
- » Multi-Family | 1,429 ft<sup>2</sup> | Lot: 3,485 ft<sup>2</sup>
- » More Info: [15865CloverlawnSt.IsForSale.com](https://www.15865CloverlawnSt.IsForSale.com)



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#### Remarks

Investor special in Detroit's up-and-coming Fitzgerald neighborhood! This solid brick duplex at 15865 Cloverlawn St features two 2-bedroom, 1-bath units located directly across the street from Mary McLeod Bethune Academy and just minutes from University of Detroit Mercy and Marygrove College. The property has a NEWER ROOF, approximately three years old, and is currently fully occupied with a month-to-month tenant paying \$950 per month to occupy both units, providing immediate income with room to increase rents. Each unit offers a spacious layout and strong bones, with plenty of potential for value-add updates to maximize returns. Market rents in the area average \$800-\$900 per unit, offering a great opportunity for investors to improve cash flow through light renovations or repositioning. The Fitzgerald neighborhood has benefited from significant revitalization efforts, including the \$4 million Fitzgerald Revitalization Project, which continues to attract investment and new development. This property offers an affordable entry point into a growing neighborhood with long-term appreciation potential, perfect for both new and experienced investors. At the current rent, the duplex still offers a respectable ~10.8% cap rate. Once re-rented at market levels, the

