



\$ 299,900



2509 Gladstone St, Detroit, MI 48206

- » Beds: 6 | Baths: 2 Full
- » MLS #: 20261034771
- » Multi-Family | 3,008 ft² | Lot: 4,792 ft²
- » More Info: [2509GladstoneStDetroit.IsForSale.com](https://www.2509GladstoneStDetroit.IsForSale.com)



Gentraia Brown
 (248) 469-2533
gentraibrown@gmail.com
<https://www.citycentremi.com/agents/1973016>



RE/MAX City Centre
 17515 W. 9 Mile Road
 Suite 800
 Southfield, MI 48075
 (313) 528-3002

Remarks

Live in one unit while the second helps offset your mortgage, an exceptional opportunity in Detroit's desirable Virginia Park neighborhood, just four blocks from the Historic Boston Edison District. This fully vacant, completely renovated brick duplex offers the ideal blend of classic Detroit character and modern peace of mind, making it a standout opportunity for both owner-occupants and savvy investors. Each spacious unit features 3 bedrooms and 1 full bath, offering flexible living arrangements. Major capital improvements have already been completed, including new windows, plumbing, electrical, furnace, hot water heater, and roof, allowing for low-maintenance ownership from day one. The upper unit features an expansive sunroom filled with natural light, perfect for a home office, reading retreat, or additional flex space. The large basement offers separate access, dedicated laundry, and individual storage, while separate utilities provide added convenience and investment appeal. A detached 2-car garage, an uncommon bonus for Detroit multifamily properties, adds even more value. For qualifying owner-occupants, there may be potential eligibility for Neighborhood Enterprise Zone Homestead (NEF7-H) tax savings, making this opportunity even more compelling. Whether

