



## Orchard Street Apartments

9552-9566 W. Orchard Street  
Crystal River, FL 34428

**\$489,900**



### Property Description:

**Orchard Street Apartments** is located just off North Citrus Avenue, a few blocks north of the main downtown area and Crystal Street (Rt. 44), in a quiet residential area of single family and small multi-family structures.

Studded with a canopy of mature oak trees, the property features four attractive, single story buildings, containing two units in each building. Each building and each unit is identical in size. The units contain two bedrooms and one bathroom with a full kitchen and all appliances.

Washer and dryer hookups are provided for tenants. Each unit has a front porch with private entrance and a secondary entrance at the rear of each unit. All windows feature new mini blinds. Flooring in the units is mixed, carpet and vinyl tile.

The newly resurfaced driveway and parking spaces accommodates two spaces per unit, which are located directly in front of each apartment for the tenants' convenience.

The buildings have just been renovated on the interior and the exterior, including all new painting and installation of shutters and brass kick-plates and accents on front doors and house numbers and new landscaping, giving the property excellent curb appeal.

### Salient Facts:

Property Type: Rental apartments

No. of Rental Units: -8-

No. of Buildings: -4-

Stories: -1-

Square Footage: 1,744 per building

No. of Parking Spaces: -16-

Year constructed: 1983

Structure: CBS

Roof: Asphalt Shingle (complete reroof in 1998)

Windows: Single hung, aluminum frames

Electric/Sewer/Water: Individually metered, paid by tenants

Land Area: 40,000 square feet  
(200' x 200')

*For further information, please contact  
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