

\$649,000 - 182 Madison Street A & B, Freeport

MLS® #1010280

\$649,000

6 Bedroom, 8.00 Bathroom, 3,160 sqft
Duplex

N/A, Freeport, FL

Turnkey Freeport duplex with both units currently leased, strong rental history, and a potentially assumable VA loan at 5.99%, subject to lender approval and buyer qualification. 182 Madison Street includes Units A and B together on one parcel, offering two mirrored townhome-style residences in a convenient Freeport location. Built in 2023, each unit features 3 bedrooms, 2.5 baths, an open-concept living and kitchen area, kitchen island, stainless-steel appliances, LVP flooring, generous storage, and an attached one-car garage. Both sides are currently occupied by long-term tenants, and the property has historically stayed rented with cash pay long term tenants. Rent rolls are available to qualified buyers. This is an excellent opportunity for an investor seeking a newer, income-producing property with established tenancy and the flexibility of two separate residences under one ownership. Photos shown are of Unit B; Unit A is substantially identical in finishes and layout, but mirrored.

Property may also offer potential for short-term or furnished rental use.

Positioned in an area poised for additional growth, with a potential 27-unit development directly behind the property--an investment that could further strengthen the surrounding area and support future property values. 182 Madison Street presents a unique opportunity to acquire both sides of a newer duplex together as one investment property. Units A



and B feature mirrored floor plans and are currently operated as long-term rentals, providing immediate income without the need to locate tenants after closing.

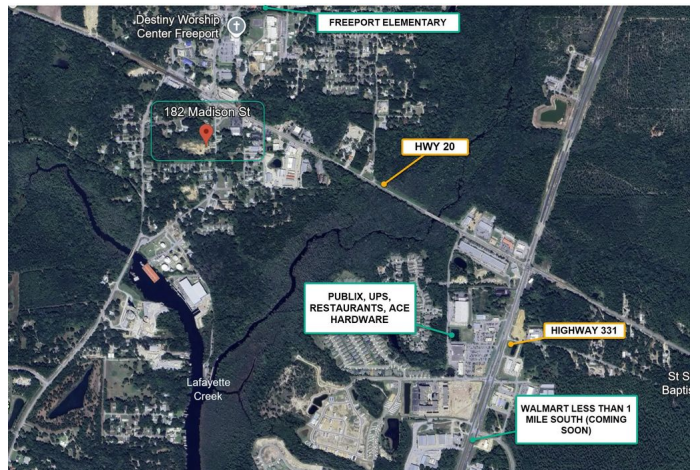
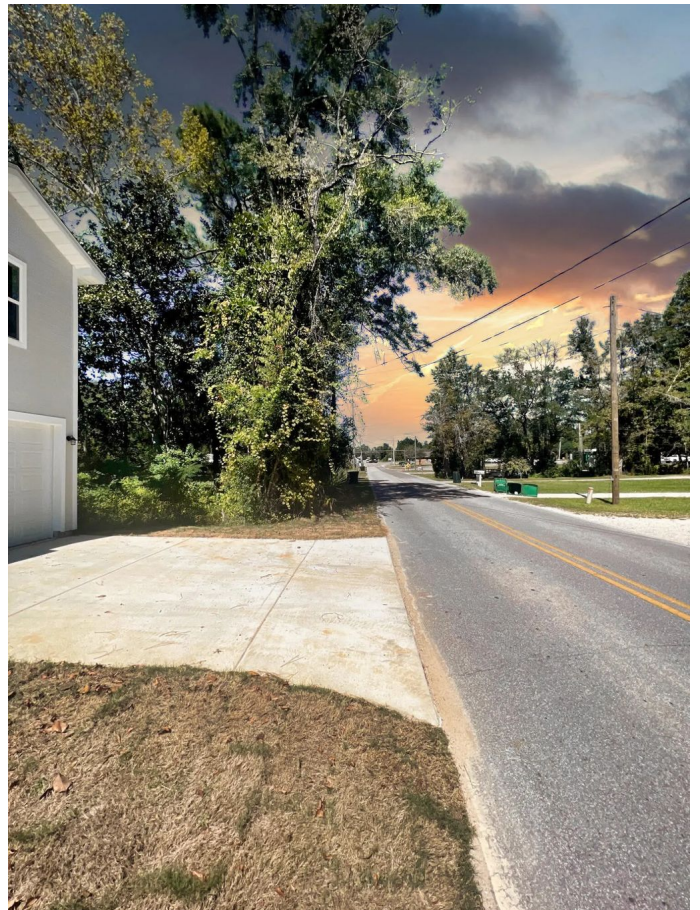
Each residence offers three bedrooms, two and one-half bathrooms, an attached one-car garage, and a modern open-concept layout designed for comfortable everyday living. Interior features include luxury vinyl plank flooring, stainless-steel appliances, kitchen islands, ample cabinetry and storage, and spacious living areas.

The property has demonstrated strong rental performance, with historical gross rental income reaching approximately \$60,000 annually. Both units are currently leased, and rent rolls and additional rental information are available for review by qualified buyers.

An additional potential benefit is the existing VA loan carrying a 5.99% interest rate, which may be assumable by a qualified buyer subject to approval by the lender/loan servicer and applicable VA requirements. Buyers should independently verify assumption eligibility, remaining loan balance, required equity or cash contribution, and all financing terms.

Located in Freeport with convenient access to Highway 20, schools, shopping, dining, and South Walton, the property is positioned in one of Walton County's growing residential areas while remaining within convenient reach of the beaches and communities along the Emerald Coast.

Property is being sold as a single duplex consisting of Units A and B on one parcel. Photos shown are primarily of Unit B. Unit A is substantially identical in design and finishes but features a mirrored floor plan. Tenant occupancy should be considered when



scheduling showings.

Built in 2023

Essential Information

MLS® #	1010280
Price	\$649,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	3,160
Year Built	2023
Type	Duplex
Sub-Type	Duplex
Style	Duplex
Status	Active

Community Information

Address	182 Madison Street A & B
Area	20 - Freeport
Subdivision	N/A
City	Freeport
County	Walton
State	FL
Zip Code	32439

Amenities

Utilities	Electric, Public Sewer, Public Water, Tap Fee Paid
Parking	Garage Door Opener, Garage
# of Garages	1

Interior

Interior Features	Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Windows	Window Treatments
Construction	Frame, Roof Pitched
Foundation	Slab

School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Florida Homes Realty & Mortgage Limited Liability Company
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