



PRIME REALTY

**117 LUCILLE AVENUE
EASLEY SC 29640**

DUPLEX FOR SALE

**(864) 438-2999
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FOR SALE

\$350,000

Attention investors! This fully occupied duplex offers immediate cash flow and is located just minutes from the vibrant dining and shopping of Downtown Easley.

Unit A

- 1,700 SF | 3BD/2BA
- \$1,475/month
- Tenant since December 2023 | Lease renewal term until December 2026
- Remodeled in 2023 with refinished hardwoods, new bathrooms, updated plumbing/electrical, and a new water heater. Features a brand-new furnace (Jan 2025).

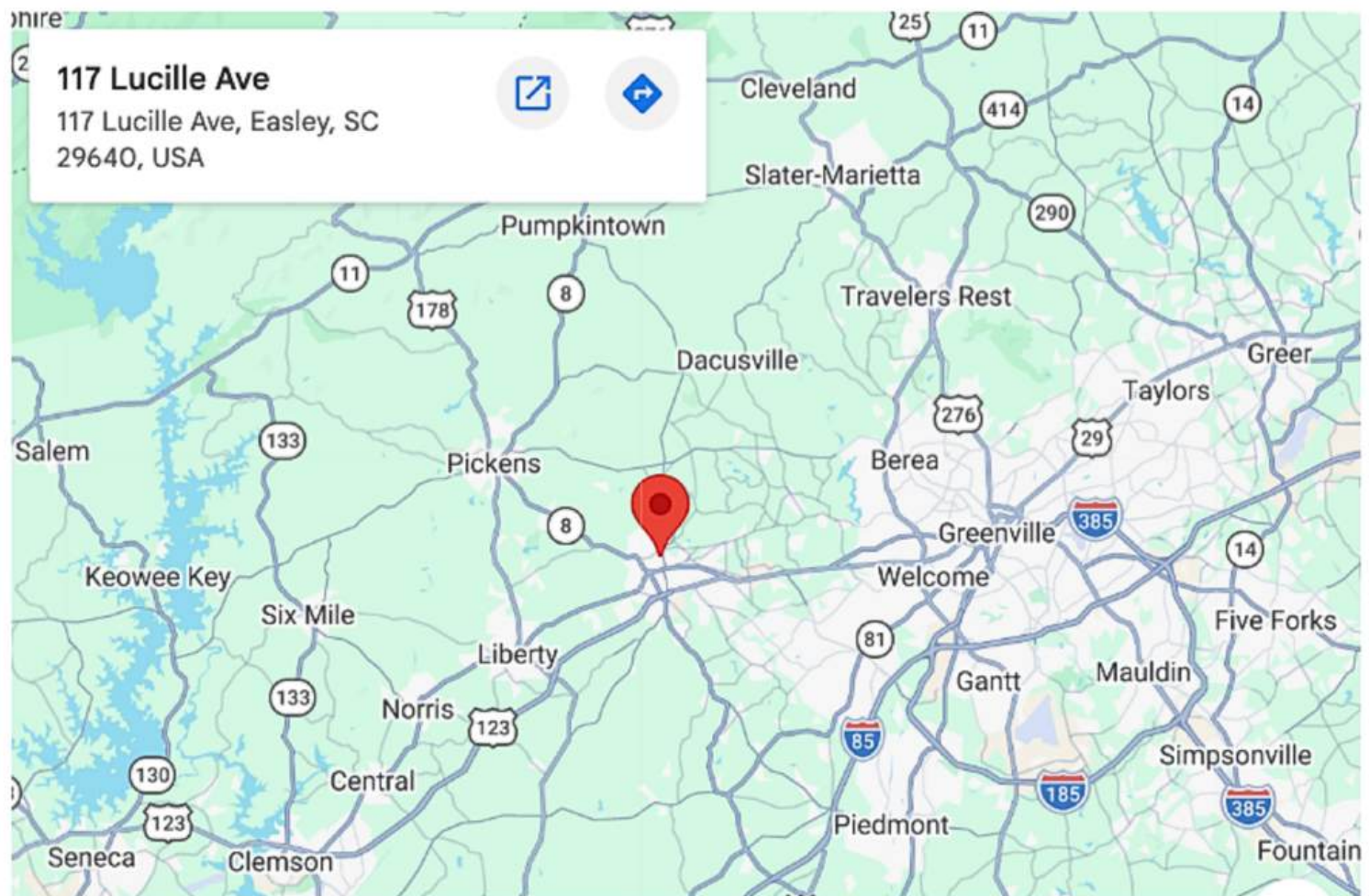
Unit B

- 1,200 SF | 3BD/2BA
- \$1,550/month
- Tenant since August 2023 | Lease renewal term until August 2027
- Completely remodeled down to the studs in 2023. Effectively brand new inside, featuring new drywall, insulation, windows, flooring, plumbing, electrical, water heater, kitchen, baths, and high-efficiency mini-splits.

LOCATION

Located just outside downtown Easley, 117 Lucille Avenue sits in a quiet, established neighborhood that still keeps you close to everything you need. You're just minutes from local shopping, restaurants, schools, and Prisma Health Baptist Easley Hospital, with an easy drive into Greenville and the rest of the Upstate via nearby major roads.

One of the best parts of this location is how quickly you can get to the mountains and lakes. Lake Keowee and Lake Jocassee are both an easy drive away, along with Table Rock State Park and Caesars Head State Park. Whether it's a day on the water, a hike with views, or just a quick escape outdoors, it's all right there when you want it.



ADDITIONAL PHOTOS - EXTERIOR



ADDITIONAL PHOTOS - UNIT A



ADDITIONAL PHOTOS - UNIT B

