



Charles Durst, REALTOR

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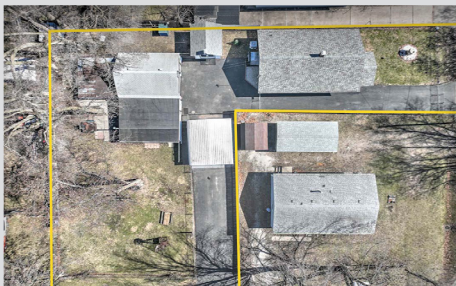
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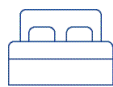


**2504
DIVISION
STREET**
DECATUR, IL

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About This Property



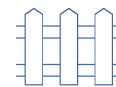
2 Beds



1 Bath



919 Sqft



0.15 Acres



2 Car Garage

THE PROPERTY DETAILS

2-Bedroom Investment Opportunity Near East Side's Grant Park with Extra Lot! This 2-bedroom, 1-bath home, located steps from Grant Park and off 22nd Street, would be a great add for an investment portfolio or a blank canvas for one to make it their own. Sold with an additional lot, it features a fenced yard, enclosed porches on the front and side of the garage, a garage workspace, and a basement for storage. Re-

cent updates include a new roof (2023) and resealed driveway (2024). Prime location with big potential for rental, resale, or renovation. Schedule a showing today! The additional lot features a fenced yard, a second asphalt driveway, and a 2 car carport. The house is being sold in conjunction with an adjoining lot: 1720 N 24th St. Parcel # 04-12-12-229-018 Taxes for Lot: \$165 Selling AS-IS.

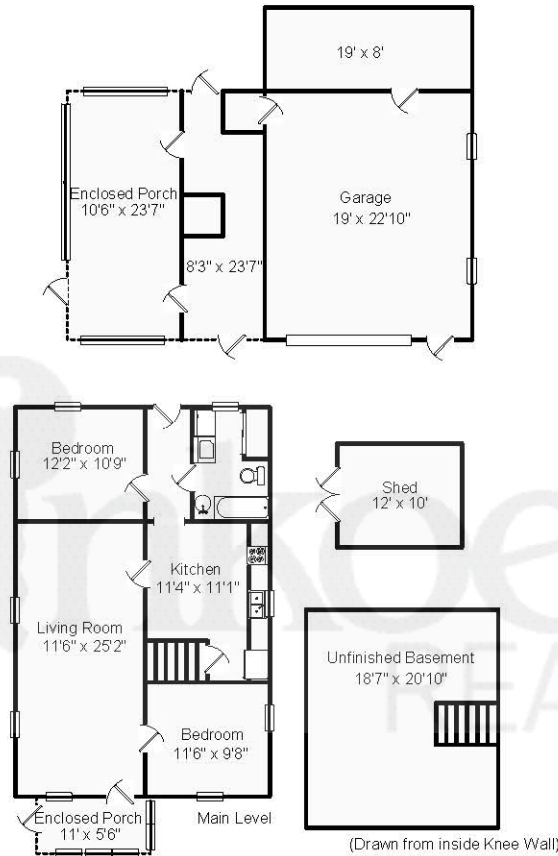


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THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	919
Unf. Basement	389
Shed	120
Garage	656
Enclosed Porch	61
Enclosed Porch on Garage	456