

Residential Income Active
MLS# 10152922
DOM/CDOM: 138/138

212 Martin Street
Polkton, NC 28135
 County: Anson

\$260,000
Agent Detail Report



Beds:	8	Sub-Type:	Duplex
Baths (FH):	4 (4 0)	Property Leased YN:	Yes
Living Area:	3,400	Lease Expiration Date:	07/31/2025
Total Unfin Are:	0	Lease Term:	Month To Month
Stories:	2	Number Of Buildings:	1
Basement YN:	Yes	# Units Total:	2
Above Grd Fin Area:	3,400	City Limits YN:	No
Below Grd Fin Area:	0	Restrictive Covenants:	No
New Construction:	No	Lot Size Acres:	0.637
Year Built:	1990	Lot Size SqFt:	27,747.72
		Subdivision Name:	Not in a Subdivision
		Association:	No
		Open Parking:	Yes
		Open Prkg #:	4
		For Sale or Lease:	For Sale
		Enable Limited Distribution:	No

Showing Requirements: Appointment Only

Occupant Type: Tenant

Private Remarks: Elevation does not hold earnest money. Tenant below is willing to leave early if new buyer wants them to . It is being used as a therapy office not residential

Public Remarks: Motivated Seller - Rare Dual-Income Duplex in Polkton | House Hack or Cash-Flow Machine Description: Turn-key investment opportunity at 212 Martin St, Polkton, NC! This completely remodeled duplex offers two spacious 4-bedroom, 2-bath units (total 8 beds / 4 baths, ~3,400 sq ft) on a generous 0.64-acre lot. Perfect for house hacking (live in one side, let the other pay your mortgage) or adding high-performing rental units to your portfolio. Both sides feature modern finishes, fresh interior/exterior paint, brand-new roofs, and new HVAC systems — move-in ready with minimal maintenance. Key Features: • Two independent 4BR/2BA units (excellent for larger families or tenants) • Brand-new roof and HVAC systems • Fresh paint and contemporary updates throughout • 0.64-acre lot with plenty of parking and outdoor space • FHA owner-occupant friendly • Quiet North Carolina small-town charm with easy access toward Wadesboro and Charlotte-area commuting routes Whether you're an investor seeking double rental income or a savvy first-time buyer looking to offset your housing costs, this property delivers immediate value in a market where large 4-bedroom rentals are hard to find. Property at a glance: \$260,000 | 8 beds | 4 baths | 3,400 sq ft | 0.64 acres Call/text today to schedule a private showing!

Directions: Must use Polkton as town for driving instructions. If you use Morven it will not take you to correct address. Its a flaw with GPS

Latitude: 34.861497 **Longitude:** -79.998048

Listing Contract Date: 03/14/2026	Listing Agreement: Exclusive Right To Sell	Major Change Timestamp: 04/29/2026
Original Entry Timestamp: 03/14/2026	Listing Service: Full Service	Major Change Type: Price Reduced
Original MLS: Triangle MLS Inc	Comp Sale YN: No	Status Change Timestamp: 03/14/2026
		Original List Price: \$300,000
		List Price: \$260,000

Name	Office	Primary	Office	E-mail
LA: Christelle Jeaara, christelle jeaara (jeaarachr) DRE#: 353201	Elevation Realty, LLC (76819) C31236	336-639-1000	336-212-1054	ellejeaara@gmail.com

List Price/SqFt: \$76.47	Parcel Number: 740009066022
Tax Annual Amt: \$1,822.45	Lot Number: 1-2
Tax Year: 2025	
Tax Assd Value: \$135,700	

Unit One:

Beds Total: 4	Baths Total: 2	Actual Rent: \$1,100
Above Grade Finished Area:	Garage Attached YN: No	Unit Type Total Rent:
Below Grade Finished Area:	Garage Spaces:	Furnished:
Other Above Ground Area:	Living Area:	Unit Type Description: Lower
Other Below Ground Area:	Levels: One	Unit Type Pro Forma:
Total Other Area:	Unit Type: 4 Bedroom Or More	Units Total:

Unit Two:

Beds Total: 4	Baths Total: 2	Actual Rent: \$1,100
Above Grade Finished Area:	Garage Attached YN: No	Unit Type Total Rent:
Below Grade Finished Area:	Garage Spaces:	Furnished:
Other Above Ground Area:	Living Area:	Unit Type Description: upper
Other Below Ground Area:	Levels: One	Unit Type Pro Forma:
Total Other Area:	Unit Type: 4 Bedroom Or More	Units Total:

Unit Three:

Beds Total:	Baths Total:	Actual Rent:
Above Grade Finished Area:	Garage Attached YN:	Unit Type Total Rent:
Below Grade Finished Area:	Garage Spaces:	Furnished:

Other Above Ground Area:	Living Area:	Unit Type Description: Only 2 units
Other Below Ground Area:	Levels:	Unit Type Pro Forma:
Total Other Area:	Unit Type:	Units Total:
Unit Four:		
Beds Total:	Baths Total:	Actual Rent:
Above Grade Finished Area:	Garage Attached YN:	Unit Type Total Rent:
Below Grade Finished Area:	Garage Spaces:	Furnished:
Other Above Ground Area:	Living Area:	Unit Type Description: Only 2 units
Other Below Ground Area:	Levels:	Unit Type Pro Forma:
Total Other Area:	Unit Type:	Units Total:
Unit Details: Number Of Units Leased: 2; Number Of Units Month To Month: 2		
Architectural Style: Transitional Basement: Crawl Space Construction Materials: Brick Veneer; Stone; Wood Siding Cooling: Central Air; Ductless Flooring: Laminate; Vinyl Foundation Details: Brick/Mortar; Crawlspace Heating: Ductless; Heat Pump Levels: Two Parking Features: Gravel		
Property Condition: , Updated/Remodeled Road Responsibility: Public Maintained Road Roof: See Remarks Sewer: Public Sewer Structure Type: Duplex Subscriber Confirmation: Subscriber Created Text: Yes; Subscriber Took Photos: Yes Water Source: Public Years Owned: 1 or More Year(s)		
Owner Pays: None Possession: Close Of Escrow Property Leased YN: Yes Lease Expiration Date: 07/31/2025 Lease Term: Month To Month Sales Options: 1031 Exchange; Cash; Conventional Special Listing Conditions: Standard		

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