

9 Gadsden St
Charleston, SC 29401



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MLS# 26001213



\$1,895,000

5 Bedrooms | 2,456 Sqft

Welcome to 9 Gadsden Street, a triplex in the heart of Charleston's highly desirable Harleston Village, currently producing \$9,000 per month in rental income. This income-generating asset consists of two two-bedroom, one-bath units and a studio-style apartment featuring a one-bedroom loft and full bath, offering flexible rental appeal. The property underwent an extensive renovation in 2012, including granite countertops, refinished pine floors, and four expansive porches. Since then, ownership has continued proactive capital improvements, including roof sealing and the rebuilding, repainting, and restoration of all exterior decks and siding. Value-added features include off-street parking for at least two vehicles and an unusually large backyard, both rare commodities in downtown Charleston that enhance tenant demand and long-term appreciation. The property also features an encapsulated crawl space, Rinnai tankless water heaters, three separate electric meters, and natural gas service, supporting efficient management and utility separation. Ideally positioned just two blocks from Colonial Lake and within walking distance of MUSC and the College of Charleston, this property benefits from consistent rental demand in one of Charleston's strongest submarkets making it a compelling opportunity for investors seeking stable cash flow.



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