



Two-Family Home - Investment Opportunity
121-123 Sumac Street
Waterbury, Connecticut



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Solid Investment. Flexible Layout. Cash Flow From Day One.

This extended side-by-side two-family home offers the kind of versatility and reliable rental income that investors seek but rarely find. Built in 1989 and set at the end of a quiet dead-end street, this well-maintained property is being sold fully occupied, with photos shown from prior to tenant move-in.

Each mirror-image duplex offers 3 bedrooms, 1.5 baths, an eat-in kitchen, a spacious living room, private laundry, ample storage, and its own back deck. Outside, there's abundant off-street parking and nearly a quarter acre of green space behind the house—an inviting shared yard that tenants will appreciate.

A standout feature for savvy buyers: each unit includes a separate lower-level space with its own walk-out access, wet bar, full bath, and two flexible-use rooms. These additional areas offer tremendous versatility for extended living, work-from-home needs, or long-stay guests—enhancing long-term rental appeal.

Conveniently located near I-84, shopping, schools, and parks, this is a turn-key investment with strong cash flow and upside. For well-qualified investors, seller will consider offering owner financing—making this an even more compelling opportunity.

