

# PIANO HOME GROUP

## Grandfathered Two Homes on One Lot Upside Investor opportunity in the heart of Dumfries!

**17423/ 17419 Wilson St, Dumfries, VA 22026**

The post office recognizes two separate addresses, enhancing rental flexibility.

- 17419 Wilson St offers 3 bedrooms, 1 full bath, plus an unfinished basement with exterior access. [Current Rented for \$2,300]
- 17423 Wilson St features 2 bedrooms and 1 full bath. [Current Rented for \$2,000].

Both homes are currently rented, generating approximately \$4,300/month in gross income. Value-add opportunity through rent increases and/or improvements.

**Extensively updated with 25+ renovations completed in the last 9 months, including:**

- ✓ Renovated bathrooms
- ✓ Updated kitchens
- ✓ New flooring and carpet
- ✓ Utilities - electrical and gas / each unit has its own meter. Water is shared in between the two homes.
- ✓ 2 New HVAC systems (each unit has its own)
- ✓ Roof in excellent shape
- ✓ Additional interior and exterior improvements

Property is zoned R-10 (10,000 sq ft minimum lot size) in Prince William County. The existing configuration is recognized as a legal nonconforming (grandfathered) use, allowing two dwellings on a single lot—an increasingly rare opportunity (buyer to verify future use and development potential).

**Situated on a 0.62-acre lot, this property offers potential for expansion, redevelopment, or long-term hold. [Land Use -129 Sfd, 2+ On Same Parcel] - County Legal Description [TRIPOLI HEIGH SEC 2 L 62A].**

Conveniently located near I-95, Route 1, and Quantico Marine Base, in a high-demand rental corridor.

**Ideal for investors seeking a turnkey, cash-flowing asset with multiple exit strategies.**

Survey available upon request. Buyer to verify zoning, subdivision, and development potential.



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[www.thepianohomegroup.com](http://www.thepianohomegroup.com)

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