

3236 & 3238 Lyon St., SW, Albany OR 97332


 **MLS: 832392**
 **\$450,000**
 **4 Bedrooms**
 **2 Baths**

Property Highlights

- Two free-standing homes on one lot
- Built in 1979
- Each 2 bed / 1 bath, approximately 800+ Sqft
- Each with a 1-car garage
- (Front) New Roof - 2025
- (Rear) Lots of Updates!
- Low maintenance lot
- 1 unit with main level living



**2 HOMES ON
ONE LOT!**

Two Homes, One Unique Opportunity

Located just down the street from the new YMCA, this is a rare chance to own two homes on one lot! Built in 1979, each home offers two bedrooms, one bathroom, and approximately 800+ square feet of comfortable living space. Both feature vinyl double-pane windows for energy efficiency, zonal baseboard heating, and their own single-car garage. With minimal yard maintenance required, this property is perfect for those looking for convenience and flexibility—whether for pure investment, a home with supplementary rental income, or even multi-generational living.

Front: 3236 Lyon St SW (Occupied, Do Not Disturb Tenant)

The front home combines practical updates with inviting spaces. A brand-new roof was just installed this summer by Monroy's Roofing. Inside, you'll find vinyl flooring in the kitchen and bathroom, carpet in the living and bedroom areas, and a ceiling fan for added comfort.

The kitchen includes an electric range with hood, dishwasher, garbage disposal, and a large sink with a view from the window. Upstairs are the two bedrooms and ample closet space. The bathroom has vinyl flooring and a durable fiberglass tub/shower surround. The one-car garage includes extra storage above the washer/dryer hooks (washer/dryer not included).

Rear: 3238 Lyon St SW (Vacant and Available for Showings)

Freshly updated and move-in ready, the back home is a single-story with main-level living, designed for convenience. Recent upgrades include luxury vinyl plank flooring throughout, a new front door and interior trim, and fresh paint on the kitchen cabinets. The kitchen is equipped with a stainless steel LG dishwasher, a Samsung refrigerator/freezer, electric range, and garbage disposal.

The bathroom features updated fixtures and a newly resurfaced tub/shower surround, while the bedrooms offer generous closet space. The main bedroom is impressively large. The attached one-car garage has a drywalled interior and includes the laundry area (washer/dryer included). With just one small step up from the garage, this unit is ideal for those who prefer single-level living.

With two separate homes, updated features, and a low-maintenance lot, this property offers endless possibilities. Whether you're an investor seeking strong rental potential, a home owner looking for supplemental rental income from the other unit, or someone who needs space for extended family, 3236 & 3238 Lyon St, SW delivers flexibility and value. Be sure to schedule your showing today!



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