

For More Information or To Request A Showing:

RE/MAX Preferred

Julie Alibrando & Ray Blackburn

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A SUPER Investment!



830E. Main St.~Reedsburg \$72,500

East Unit

Kitchen: 13'5" x 13' Vinyl Tile

Dinette: 12'1" x 8' Carpeting

Living Room: 15'2" x 13' Carpeting

Upper Level

Bath: 5' x 9'8" Vinyl, Full Bath

Bedroom: 15'4" x 12'7" Carpet, Closet

Natural Gas Wall Furnace + Electric Base-board Heat, 40 Gallon Electric Water Heater

Current Rent is \$400/month + utilities

Garage Stall is \$25/month extra if wanted

Taxes: \$1798.65 (2009)

West Unit

Kitchen: 13'3" x 14'1" Vinyl, Ceiling Fan

Living Room: 13'10" x 13'4" Carpeting

Bedroom: 10'1" x 9'10" Carpet, Closet

Entry/Laundry: 10'7" x 5' Vinyl, Closet

Bath: 10'2" x 6'1" Vinyl, Vanity, Full Bath

Bedroom: 14'1" x 13'6" Carpet, Closet

Natural Gas Forced Air Eat, Partial Basement, 50 Gallon Electric Water Heater

Current Rent is \$450/month + utilities

Garage Stall is \$25/month extra if wanted

A secure future awaits when you invest in this well priced duplex in Reedsburg. 2 car garage generates additional income! New exterior doors, new furnace, maintenance free aluminum siding. Plenty of tenant parking. Deck, Patio, good sized yard. This is a MONEY MAKER!

If you're looking for affordable housing, this could also be converted back into a single family home.