

Customer Display

**Multi-Family**  
801546 Active

**1718 Summit St**  
Eau Claire, WI 54703

**L\$94,900**



**Type:** Duplex  
**Lot Size:** 143 X 49  
**Twp:**  
**Apx Fin AG:** 1,856  
**Apx Fin BG:** 0  
**Apx Fin SQF1:** 1,856  
**Units:** 2  
**Waterfront:** No

**County:** Eau Claire  
**Area:** 01 - Ec Schl/Northside  
**School Dist:** Eau Claire  
**Year Built:** 1911  
**Taxes:** \$1,750.93  
**Tax Year:** 2007  
**Tax ID:** 10-0274

**Home Dim:**  
**Area 2:**

**Coin Lndry:** No  
**Common:**

**Own/Lease:**  
**Other Inc:**

**Restrct Cov:**

**Wtr Frnt Type:**  
**Lake/River Name:**  
**Lake Size:**

**Wtr Frnt Ft:**  
**Own Frntg:**  
**Deeded Access:**

**Seasons:**  
**Easement:**  
**Lake Depth:**

	BR	Full BA	Half BA	Rent	Mthly/Yrly	Car Storage	Aprx Sqf	Unit Remarks
<b>Unit 1:</b>	2	1		550	Yrly	0		exp. 2/29/09
<b>Unit 2:</b>	2	1		425	Mthly	0		
<b>Unit 3:</b>								
<b>Unit 4:</b>								
<b>Unit 5:</b>								
<b>Unit 6:</b>								
<b>Unit 7:</b>								
<b>Unit 8:</b>								

**Included:** Oven/Range, Refrigerator, Washer, Dryer  
**Excluded:** Sellers Personal, Tenants Personal

**Basement:** Partial  
**Driveway:** Gravel  
**Fireplace:**  
**Fuel Source:** Natural Gas  
**New Const:**  
**Outbuilding:**  
**Sewer:** City Sewer  
**Water:** City-Water  
**Exterior:** Slate

**Cooling:** None  
**Electric:** Fuses  
**Foundation:** Stone  
**Heating:** Forced Air  
**Occupancy:** Tenants Rights  
**Patio/Deck:**  
**Showing:** Key-At Listing Office, 24 Hour Notice, Other-See Remarks  
**Water Heater:**  
**Zoning:**

**Directions:** Hastings Way, W on Birch St. L on Davis, R on Summit. Property on right side

**Remarks:** North side duplex- conveniently located, close to Boyd Elementary and Mt. Tom. Shopping and bus line nearby. Gross rents = \$975/ mo. Tenants pay all utilities. Lower unit has non coined washer and dryer. Upstairs is currently MTM so this property could easily be owner occupied with downstairs rent to supplement mortgage payment. Large backyard. Off street with alley access.

**Legal:**

**Apx Unfin AG:**  
**Apx Unfin BG:**

**Condition Report:** Yes  
**Apx Unfin SQFT:**

**Seller Financing:**  
**Seller Fin Remarks:**

No Photo Available

Prepared by: **GAYLE KRECKLOW**  
**PETERS REAL ESTATE**  
1820 BRACKETT AVE  
EAU CLAIRE, WI 54701  
<http://www.petersrealestate.net>

**Email:** [gayle@petersrealestate.net](mailto:gayle@petersrealestate.net)  
**Off. Ph#:** 715-831-2105  
**Preferred Ph#:** 715-559-1996  
**Certs:**



Not guaranteed. Information provided by NIM/WI MLIS is compiled from 3rd party sources.

Select the property/s to view:

Adjust Page Margins to smallest settings for best printing results.

1718 Summit St

