

Customer Display

Multi-Family
800572 Active

522 Hobart St
Eau Claire, WI 54703

L\$72,300



Type: Duplex
Lot Size: 132 X 66
Twp:
Apx Fin AG: 2,192
Apx Fin BG: 0
Apx Fin SQF1: 2,192
Units: 2
Waterfront: No

County: Eau Claire
Area: 01 - Ec Schl/Northside
School Dist: Eau Claire
Year Built: 1870
Taxes: \$1,430.33
Tax Year: 2007
Tax ID: 08-0246

Home Dim:
Area 2:

Coin Lndry:
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 |
|---------|----|---------|---------|------|------------|-------------|----------|--------------|
| Unit 1: | 3 | 1 | 0 | 475 | Mthly | Strg | | |
| Unit 2: | 3 | 1 | 0 | 465 | Mthly | Strg | | |
| Unit 3: | | | | | | | | |
| Unit 4: | | | | | | | | |
| Unit 5: | | | | | | | | |
| Unit 6: | | | | | | | | |
| Unit 7: | | | | | | | | |
| Unit 8: | | | | | | | | |

Included: Refrigerator, Oven/Range
Excluded: Tenants Personal, Sellers Personal

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

Cooling: None
Electric: Fuses
Foundation: Stone
Heating: Forced Air
Occupancy: Tenants Rights
Patio/Deck:
Showing: 24 Hour Notice
Water Heater: Electric
Zoning:

Directions: Hastings Way, W on Birch to Madison St. R on Hobart. 2 block N of Madison St on left side.

Remarks: Both units have long term Tenants-no vacancies in 15 yrs, according to Seller. Tenants pay electric, water, sewer and trash. One water/sewer meter-each Tenant pays half. Owner pays gas, which runs about \$140/ mo/ unit in the winter according to S eller. Building has newer roof and vinyl siding.

Legal:

Apx Unfin AG:
Apx Unfin BG:

Condition Report: No
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
Off. Ph#: 715-831-2105
Preferred Ph#: 715-559-1996
Certs:



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

Select the property/s to view:

Adjust Page Margins to smallest settings for best printing results.

522 Hobart St

