

Customer Display

Multi-Family **904 E Madison St** **L\$105,900**
 638413 Active **Eau Claire, WI 54703**



Type: Duplex
Lot Size: 85 X 66
Twp:
Apx Fin AG: 1,750
Apx Fin BG: 0
Apx Fin SQFT: 1,750
Units: 2
Waterfront: No
County: Eau Claire
Area: 01 - EC Schl/Northside
School Dist: Eau Claire
Year Built: 1871
Taxes: \$1,940.63
Tax Year: 2007
Tax ID: 01-0090

Home Dim: X
Area 2:
Wtr Frnt Type:
Lake/River Name:
Lake Size:
Coin Lndry:
Common:
Own/Lease:
Other Inc:
Restrct Cov:
Seasons:
Easement:
Lake Depth:

	BR	Full BA	Half BA	Rent	Mthly/Yrly	Car Storage	Aprx Sqft	Unit Remarks
Unit 1:	3	1		650	Yrly	Stor		exp 12/31/08
Unit 2:	2	1		575	Yrly			exp 1/31/09
Unit 3:								
Unit 4:								
Unit 5:								
Unit 6:								
Unit 7:								
Unit 8:								

Included: Dryer , Oven/Range , Refrigerator , Washer , 1st Floor Laundry
Excluded: Sellers Personal
Basement: Partial
Driveway:
Fireplace:
Fuel Source: Natural Gas
New Const:
Outbuilding:
Sewer: City Sewer
Water: City-Water
Exterior: Hardboard
Cooling: None
Electric: Fuses
Foundation: Block
Heating: Forced Air
Occupancy: Tenants Rights
Patio/Deck:
Showing: Key-At Listing Office , 24 Hour Notice
Water Heater: Electric
Zoning: Residential-Duplex
Directions: Hastings Way to W. on Birch St. Left on Franklin. Located on the NE corner of Franklin and E. Madison.
Remarks: Side-by-side duplex. Nice units - both have large eat-in kitchens, washer and dryer. 904 has laundry/ maintenace room in back and 3 bdrms upstairs. 904 1/2 is open and spacious with large living area. Gross rents = \$1225/ month. Owner pays water/ sewer, trash and heat (approx \$1325 in 2007).

Legal: Lot 4, Blk 14, Eau Claire Lumber Company's 5th Addition except the N 52 ft of said lot.
Apx Unfin AG: 0
Apx Unfin BG: 0
Condition Report: Yes
Apx Unfin SQFT: 0
Seller Financing:
Seller Fin Remarks:

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While the information was believed accurate at that time, all information is subject to verification.