

# CREX REALTY, Inc.

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Crex Realty, Inc. Jct. 48 & 70

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#257



102 S. Brad Street

\$215,000

## **Business Opportunity, Rental Income and Home all in one.**

Well maintained 4 unit income property! Owner lives in spacious upper level of this large building and enjoys income from 3 rental units. (2 business units and 1 residential are rented.) A buyer can bring their own business or continue to enjoy the rental income.

Many recent updates including Main level air conditioning and furnaces installed in 2002.

The main level has one front office, an office in the middle and an apartment in back.

The apartment has washer, dryer, furnace, central air and its own attached garage.

The upper level home had new carpet in the living and dining in 2003. Jacuzzi bath & shower combination with ceramic walls & ceiling. There is a large patio area and screen porch. The owner has a main level attached 2 car garage plus a workshop, bath and office. Property has city sewer & city water. 2007 taxes: \$2,260.35

Items included: washer, dryer, stove, refrigerator, dishwasher and water softener in upper level. Apartment washer & dryer (new 2003).  
Not included: all sellers and tenants personal property.

Directions: North on Pine Street to Madison Ave. East on Madison Ave 1 block to S. Brad St. property on Southeast corner across from Fiedler Ford.

### Disclosure of Agency to Prospective Buyer

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