

## INVEST IN TOMORROW!



### 504 N. Webb Ave~Reedsburg~\$124,900

Lot Size:	.32 Acre	Unit A:	
Sq. Footage:	589 SF Each Side	Kitchen:	11'8" x 9'6" Vinyl Flooring, Pantry, Broom Closet
Taxes:	\$2486.82 (2019)	Living Room:	13'5" x 11'7" Carpet, Front Entry Access
Exterior:	Slate Siding	Bedroom:	13'7" x 10'3" Carpet, Closet, Bath Access
Heating:	Gas Forced Air	Bath:	4'10" x 6'6" Vinyl, Tub/Shower Combination
Electrical:	100 AMP	Basement:	Half of the Full Basement w/Laundry Facilities
Water Heater:	2-Electric	Unit B:	
Roof:	Asphalt Shingle	Kitchen:	11'8" x 9'6" Pantry, Broom Closet
Garage:	2 Car Detached	Living Room:	13'5" x 11'7" Front Entry Access
Year Built:	1935	Bedroom:	13'7" x 10'3" Closet, Bath Access
		Bath:	4'10" x 6'6" Tub/Shower Combination
		Basement:	Half of the Full Basement w/Laundry Facilities

**Included:** 2-Ranges, 2-Refrigerators-2-Washers 2-Dryers (Washer /Dryer for Unit B are in the Garage-tenant is using their own)

If you're in the market for a low cost investment property look no further. Excellent location makes it easy to lease...close to parks, municipal pool, school & shopping! Each unit consists of a kitchen, living room, bedroom & full bath plus a full basement that's shared for laundry & storage. Two car garage. HUGE yard, covered front porch & newer vinyl replacement windows. Patio. EASY to rent!

**Presented By:**  
 Julie Alibrando & The JulieSells Team!  
 RE/MAX Preferred—La Valle, Wisconsin  
 608-985-8484 Office  
 608-985-8474 Fax  
 Julie@JulieSells.com  
 www.JulieSells.com

