



ENCORE

REAL ESTATE BROKERAGE

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Investment & Rental Property Specialists



[\$899,000]

2 Eight-Family Apartment Buildings

Sold by:

John Dyke, CCIM

Broker

822 & 824 Weslyn Court | West Bend | Wisconsin | 53095-4439

Encore Real Estate
Brokerage, LLC
P.O. Box 774
Merton, WI 53056

DESCRIPTION OF EACH BUILDING

(6) 2-Bedrooms
(2) 1- Bedroom
Baths: 1 per unit
Unit size: 1000 SF

- Taxes: \$16,100
- Tax Key #11192210117 & 11192210118
- City/County: City of West Bend/Washington County
- Approximate Age: 1973
- EXTERIOR: Brick & Shingle
- Roof: Composition
- Basement: Slab
- Garage: None
- Zoning: RM-4
- Heat System: Gas Fired Boiler system
- Water Heater: Gas
- Schools: West Bend
- Water/Sewer: Municipal
- Flood Plain: No
- Lot Size: 1.32 Acres

SPECIAL FEATURES: Two 8-family buildings located in the heart of West Bend. Situated in a quiet suburban neighborhood, within close proximity to schools. Both buildings are of brick construction. Numerous updates have been completed on the units. Rental rates are below market. Property includes coin laundry. Low interest rates make this property a money maker. Includes great tenants and is easy to manage. Won't last long! Inclusions: 16 stoves, 16 refrigerators & 16 garbage disposals.

Directions: North on US Highway 45 to Paradise Road; West on Paradise Road to South 18th Avenue; make right turn and go north approximately 1 mile; left onto Julien Court; and then right onto Weslyn Court.