



# ENCORE

## REAL ESTATE BROKERAGE

Mobile: 262-366-2526  
 Fax: 866-671-0237  
 E-mail:  
 john@encorewisconsin.com

Investment & Rental Property Specialists



**[\$975,000]**

## 16 Unit Multi-Family

862 & 888 Wheelock Ave | Hartford | Wisconsin | 53027

Sold by:

John Dyke, CCIM

Broker

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

### UNIT DESCRIPTION

Bedrooms:  
 (16) 1-Bedrooms  
 Baths: 1 per unit  
 Unit size; 750 sq.  
 ft

- Taxes: \$ 13,522 (2016)
- Tax Key # 36  
2802003012 - 13
- City/County: Hartford/  
Washington
- Approximate Age: 1973
- EXTERIOR: Brick & Vinyl
- Roof: Composition
- Basement: Concrete  
Block
- Garage: None
- Zoning: RM-4
- Heat System: Gas Fired  
Boiler system
- Water Heater: Gas
- Schools: Hartford
- Water/Sewer: Municipal
- Flood Plain: No
- Lot Size:

**SPECIAL FEATURES:** Two solid brick & vinyl 8 families in the heart of Hartford, WI.

Quiet suburban neighborhood, and close to schools. This building is in mint condition from top to bottom. New roof (2008); Complete lifetime Everdry® Waterproofing System ( \$100,000); New boiler (2007 & 2013) ; Below market rents; Excellent occupancy rates because of heat & water included. Coin Laundry in basement; Low interest rates make this property a money maker. Great tenants. Very easy to manage. Won't last long! Inclusions: 16 stoves, 16 refrigerators, 16 garbage disposal. On site caretaker.

Directions: Highway 60 to Main Street. Go south 1 mile to Monroe Street. Turn left and drive to Wheelock. Turn south. Property is on the east side of road