






1925866	Active	Multi Family	Price:	\$275,000
4603 Buckeye Road		City	Madison	E13
Madison WI 53716-2215		County:	Dane	
		Subdivision:		
Efficiency Units:		1	Total Units:	3
1 Bedroom Units:		1	Year Built:	1916 Assessor
2 Bedroom Units:		1	School District:	Madison
3+ Bedroom Units:		0	Elementary:	Allis
			Middle School:	Sennett
			High School:	Lafollette
Open House Info				
				Click M for Map: 
				Documents (if any): 
				Calculate Payment: 

From Hwy 51 turn west on Buckeye. From Monona Dr turn east on Buckeye.

Unit	Baths			Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			Living/Great:	UNIT 1	UNIT 2
	BedRms	Full	Half					Elec	Heat	W/S			
2 bed	2	1	1	MTM	1000	966	2 Space	No	No	No	Kitchen:	M 10x13	
1 bed	1	1	0	MTM	625	567	1 Space	No	No	No	FormalDining		
Barber	0	0	1	Vacant		377	Street	No	No	No	Dining Area:		
# Stoves:	2	# Units w/AC:	0	# Furnaces:	1	HeatType:	Forced air	Parking Stalls In:	1	Parking Spaces	4	Prim BedRm:	U 12x14
# Refrig:	2	# Washers:	0	# Wtr Soft:	0	Heat Fuel:	Natural Gas					2nd BedRm:	U 12x13
DishWash:	0	# Dryers:	0	# Wtr Htrs:	1							3rd BedRm:	

Parcel #:	0710-161-1117-3	Total Income:	\$ 19,500	Net Taxes:	\$ 4,171/ 2021
Zoning:	PD	Total Expenses:	\$	Est Acres:	0.1300 Assessor
Lake/River:		Net Op Income:	\$ /		

Type	Apartment building, 2 story	Exterior	Wood, Other
Basement	Full	Legal Documents	Lease(s) on file, Condition report on file
Park/Unit	1 stall garage, Detached, 1 space, 2 spaces	Barrier-free	First floor full bath, Level drive, Level lot
Water/Waste	Municipal water, Municipal sewer	Miscellaneous	Close to bus line

Unit 1 Range/oven, Refrigerator
Unit 2 Eat-in kitchen, Range/oven, Refrigerator

Included: Unit 1: 2 bedroom: stove, refrigerator Unit 2: 1 bedroom: stove, refrigerator

Excluded: Tenant's personal belongings, washer, dryer

Great 3-unit investment opportunity. One 2-bedroom and one 1-bedroom leased MTM for new owner flexibility. 3rd unit is a former Commercial/Barber Shop Space that has recently been updated with new paint, flooring and lighting and is vacant. Newer water heater and furnace that service the entire building. Zoned PD with a special use for a barber shop. Buyer to confirm zoning/change of use with the City of Madison if desired. Detached garage. One utility bill split amongst the 3 tenants. Close to schools, shopping, Hwy 51, Lake Monona. *SF is approximate, verify if important.

Sold Price:	Seller Concessions	Closing Date:
<i>This information provided courtesy of: Kothe Real Estate Partners LLC</i>		<i>01/10/2022 09:35 AM</i>

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