

**Address:** 1021 Grandview Ave Tomah, Wisconsin 54660 **Taxed by:** Tomah **MLS #:** 1894653



**Property Type:** Multi-Family  
**Status:** Active  
**County:** Monroe  
**Seller Offers Concessions:**  
**List Price:** \$1,825,000  
**Tax Key:** 286027031000  
**Taxes:** \$20,827  
**Tax Year:** 2024  
**Est. Acreage:** 1.1  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Est. Total Sq. Ft:** 18,000  
**Est. Year Built:** 2005  
**Zoning:** COMM  
**School District:** [Tomah Area](#)  
**High School:** Tomah  
**Middle School:** Tomah  
**Elem. School:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 93

**Directions:** East on E Veterans, South on Grandview

Unit Details					Total Units: 16 Sched Gross Income \$ 220,800 Gross Operating Inc. \$ 220,800 Total Operating Exp. \$ 77,280 Net Operating Income \$ 143,520 Laundry:	Inside Parking: 16 Outside Parking: 20 Occupied: Yes Security Deposit: Yes Code Comp: Yes DILHR:
	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4		
<b>Avg Rent \$</b>	825	950	1,075	65		
<b># Units</b>	5	9	2	16		

**Type:** Apartment Building  
**# of Stories:** 1-2 Stories  
**Water Front/Access:** Pond  
**Exterior:** Vinyl  
**Garage/Parking:** Outdoor Space; Indoor Space; Extra Space Avail.  
**1st Type Unit:** 1 Bedroom  
**2nd Type Unit:** 2 Bedrooms  
**3rd Type Unit:** 3 or More Bedrooms  
**4th Type Unit:** Other  
**Owner Pays:** Water; Sewer  
**Tenant Pays:** Gas; Heat; Electricity  
**Basement:** None  
**Heating/Cooling:** Electric; Wall/Sleeve Air  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Municipality:** City  
**Seller Owned:** Washer; Dryer; Water Heater  
**Seller Leased:** None  
**Tenant Provides:** Washer; Dryer; Water Heater  
**Documents On File:** Listing Contract; LC Amendment; Seller Condition; Other  
**Estimated SqFt #1:** 751-1000  
**Estimated SqFt #2:** 751-1000  
**Estimated SqFt #3:** 1001-1250

**Remarks:** Fantastic value-add opportunity to own this turnkey 16-unit with 16 garages. Incredibly well-kept and managed properties. (5) 1BR units, (9) 2BR units, (2) 3BR units, 16 garages rented at \$65/garage. 6 coin-op washers and dryers. Four of the 2BRs have private laundry rooms. New roofs on building and garages. Seller expenses low due to self-managing. Assuming normal expenses and increasing to market rents, property nearly an 8 cap! Market rents show \$18,430/mo. Seller financing/Owner financing on 1022 Grandview also available! With full-price offer for 1021 Grandview seller would also lease-option 16-unit at 1022 Grandview(8 garages) at an option price of \$1,675,000, \$100,000 option fee and interest-only for 24 months. Market rents show \$16,500/mo. Seller will manage for 6 months.

**Private Remarks:** Property extremely under-rented. Seller willing to stay on for 6 months and manage at a fair percentage.

**Showing Information:** Check with lister. Designated open house times. See private remarks.

**Inclusions:** 16 stoves, 16 refrigerators, 16 dishwashers, 3 coin-op washers, 3 coin-op dryers

**Exclusions:** Seller and tenants personal property

<b>Excl. Agency Contrct:</b> Y	<b>Broker Owned:</b> N	<b>Electronic Consent:</b> Yes
<b>Limited/Unserviced:</b> No	<b>Named Prospects:</b> N	<b>Listing Date:</b> 10/02/2024
		<b>Expiration Date:</b> 04/02/2025

<b>Listing Office:</b> eXp Realty LLC: 556001	<b>Listing Agent:</b> Spenser Nickelatti : 183357	<b>LA Address:</b> 309 4th St S
<b>Ph:</b>	<b>Ph:</b> 608-498-1323 <b>Cell:</b>	La Crosse, WI 54601
<b>Fax:</b>	<b>Fax:</b> 888-249-2520	<b>LO License #:</b>
<b>URL:</b>	<b>Email:</b> <a href="mailto:spenser.nickelatti@exprealty.com">spenser.nickelatti@exprealty.com</a>	<b>LA License #:</b> 83357-94

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Prepared by Spenser Nickelatti, on Thursday, January 02, 2025 11:38 AM.