

Multi-Family
1585148Active
Recent: 09/03/2024 New Listing

429 Niagara Street #1&2
Eau Claire, WI 54703

L \$369,900



Type: **Student Rental**
 Lot Size: **126 x 66 x**
 Acreage: **0.19**
 Twp:
 Apx Fin AG: **1,820**
 Apx Fin BG: **0**
 Apx Fin SqFt: **1,820**
 Units: **2**
 Waterfront: **No**

County: **Eau Claire**
 Area: **01 - Ec Schl/Northside**
 School Dist: **Eau Claire Area**
 Year Built: **1891**
 Taxes: **\$5,222.85**
 Tax Year: **2023**
 Tax ID: **1822122709190012001**
 Addtl Tax IDs:

Home Dim:
 Common:

Coin Laundry:
 Other Inc:

Own/Lease:
 Restrictive Cov:

Water Front Type:
 Lake/River Name:
 Lake Size:
 Waterfront Elevation:

Water Front Ft:
 WtrFrnt Access:
 Water View:
 RoadBtwWtrfrnt:

Seasons:
 LakeDepth:
 Slope:

Unit	BR	Baths	Rent	Mo/Yr	LseContEnd	Unit Appliances	Owner	Tenant	#Gar	ApxSF	Unit Remarks
1	3	1.0	\$1,260	Mthly	2025-05-18	Dryer, Oven/Range, Refrigerator, Washer	Garbage, Lawn care, Water/Sewer	Electric, Gas, Snow			
2	3	1.0	\$1,305	Mthly	2025-05-18	Dryer, Oven/Range, Refrigerator, Washer	Garbage, Lawn care, Water/Sewer	Electric, Gas, Snow			

Included: **Dryer, Oven/Range, Refrigerator, Washer**
 Excluded: **Tenants Personal**

Basement: **Full**
 Driveway:
 Fireplace:
 Fuel Source: **Natural Gas**
 New Const:
 Outbuildings:
 Sewer: **City Sewer**
 Water: **City-Water**
 Exterior: **Vinyl**
 Internet:

Cooling: **None**
 Electric: **Circuit Breaker**
 Foundation: **Block**
 Heating: **Forced Air**
 Occupancy: **Tenants Rights**
 Patio Deck: **Deck-Wood**
 Showing: **24 Hour Notice, Sign-on Property, UseShowingTime**
 Water Heater: **Electric**
 Zoning:

Directions: **Water Street to North on 5th Avenue to East on Niagara St. On the corner of 5th and Niagara.**

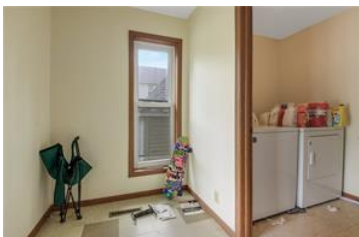
Remarks: **This is a great turn key opportunity for a highly desired location for a Student Rental with additional possible rental income from the garages on the property. The students love this location due to the proximity to the University and Water Street. Both units are rented for this school year. Schedule an appointment to see if this meets your investment portfolio needs.**

Legal:

Apx UnFin AG: **0**
 Apx UnFin BG: **1,028**

Condition Report: **Yes**
 Apx UnFin SqFt: **1,028**

Seller Financing: **No**
 Seller Fin Remarks:





PROPERTY INFORMATION: THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPERTY AND IS NOT A CONTRACT. THE BUYER SHALL VERIFY THE ACCURACY OF THE INFORMATION AND THE EXISTENCE OF ALL FEATURES AND CONDITIONS OF THE PROPERTY. THE SELLER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION OR THE EXISTENCE OF ALL FEATURES AND CONDITIONS OF THE PROPERTY. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SELLER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS OF THE SALE OF THE PROPERTY. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SELLER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS OF THE SALE OF THE PROPERTY.



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