

Multi-Family
1585457Active
Recent: 09/06/2024 New Listing

4159 130th Street #1 & 2
Chippewa Falls, WI 54729

L \$400,000



Type: **Duplex**
 Lot Size: **135 x 170 x**
 Acreage: **0.53**
 Twp:
 Apx Fin AG: **2,286**
 Apx Fin BG: **0**
 Apx Fin SqFt: **2,286**
 Units: **2**
 Waterfront: **No**

County: **Chippewa**
 Area: **12 - Chippewa Falls Schl/Out**
 School Dist: **Chippewa Falls Area Unified**
 Year Built: **1979**
 Taxes: **\$3,074.46**
 Tax Year: **2023**
 Tax ID: **22808183370164003**
 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	\$0		2024-09-30	Oven/Range, Refrigerator	Garbage, Water/Sewer	Electric, Lawn care, Snow	1	1,143	Seller's Daughter is staying here. Address 4159.
2	3	1.0	\$1,000		2025-09-30	Oven/Range, Refrigerator	Garbage, Water/Sewer	Electric, Lawn care, Snow	1	1,143	Address 4161. New Lease just signed.

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

Basement: **Full** Cooling: **Window**
 Driveway: **Concrete** Electric: **Circuit Breaker**
 Fireplace: **None** Foundation: **Block**
 Fuel Source: **Electric** Heating: **Baseboard**
 New Const: Occupancy: **Tenants Rights**
 Outbuildings: Patio Deck:
 Sewer: **Septic-Conventional** Showing: **24 Hour Notice, Sign-on Property, UseShowingTime**
 Water: **City-Water** Water Heater:
 Exterior: **Steel** Zoning:
 Internet: **Cable In Use**

Directions: **Business 53/Highway 124 to East on 40th Avenue to North on 130th St.**
 Remarks: **Opportunity for an owner occupant or a new investor in this Lake Hallie Duplex that is generating consistent rent. Basements are completely unfinished and provide excellent storage and add value opportunities. Very deep single car wide garage with ample outside parking. Schedule your appointment to see why this is for you.**

Legal:

Apx UnFin AG: **0** Condition Report: **Yes** Seller Financing: **No**
 Apx UnFin BG: **2,286** Apx UnFin SqFt: **2,286** Seller Fin Remarks:



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