



Active	Multi-Family (5+ Units)	apartments,commercial Zoning	Built
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Listing ID:	22053157	List Price:	\$649,000
Property Type:	Commercial Sale	Orig. List Price:	\$695,000
Subtype:	Multi-Family (5+ Units)	List Date:	08/02/2025
Transaction Type:	For Sale	DOM/CDOM:	42/42
Building Name:		County:	Madison

Directions

GPS Friendly

Public Remarks

Looking to expand your rental portfolio? Now offering 2 connected Buildings, a total of 7 Units, 5 currently under lease ready to go. These units have lots of rental potential, could be used as apartments or business offices. (Has been a hair studio, and book store.) Great convenient location, this is Downtown Alexandria across from the city park and Library. Parking lot included, and City parking lot next door. 5 GAS Furnaces , 2 Electric Furnaces. 7 individual meters for electric. This property's Gross income is over \$5400 a month. Tenants pays electric and gas. The OUTSIDE RECENTLY PAINTED, NEW TPO ROOF in 2022. Most appliances stay except for the large washer in dryer in the unit rented out to a cleaning company. Some of the Furnaces are newer, There is some newer flooring and drywall throughout, City Water , sewage and trash currently paid by owner. 2 Back Balconies for the tenants upstairs, There is a one car storage area, great for supplies and tools. This property has been owned and maintained for over 15 years , it is being sold AS-IS.

Private Remarks

Submit proof of funds and offers to reannasouthard@gmail.com NEED 48 hour notice to meet seller out after 3:00pm to show to all pre approved or verified buyers.

Listing Details

Area:	4805 - Madison - Monroe	# of Acres:	0.15
Legal Desc: C & S 34'X132' 0.0000Acres Str: 00000 Section: Plat: 00 In: Out:		Lot Size (SqFt):	7,310
Section/Lot Number:	/008	Divisible:	
		Price/Unit:	\$92,714.00

Property Overview

Building Name:	Construction Materials:
Builder Name:	Roof:
# of Stories:	Building Utilities: Separate Gas Meter, Sewer, Water
Space Available: 7,310	HVAC:
Min Contig:	Sprinkler:
Max Contig:	Traffic Count:
Ceiling Height:	Traffic Year:
Multi Tenant: Yes	Parking Surface:
Anchors CoTenants:	Road Surface Type: Asphalt
Signage:	Road Access:
Equipment:	Road Frontage Type: City Street
Security Features:	Parking Features: Attached, Driveway Asphalt
	Fence: /

Units

Unit	#This Type	Rent	Rent Freq	#Rms	#Bds	#Bths	Lvls	SqFt	PrmBd Dim	Kit Dim	Utilities	Misc
1	1	700	Monthly	2	1	1	1	0	0	0	Cl Cntrl Air, Fuel Gas, Heat Forced	
2	2	650	Monthly	2	1	1	1	0	0	0	Cl Wind Unit, Fuel Elec, Fuel Elec	
3	3	650	Monthly	4	2	1	2	0	0	0	Cl Cntrl Air, Fuel Gas, Heat Forced	
4	4	660	Monthly	2	1	1	1	0	0	0	Cl Wind Unit, Fuel Elec, Fuel Elec	
5	5	850	Monthly	3	2	1	2	0	0	0	Cl Cntrl Air, Fuel Gas, Heat Forced	
6	6	985	Monthly	4	2	1	1	0	0	0	Cl Cntrl Air, Fuel Gas, Heat Forced	
7	7	925	Monthly	4	2	1	1	0	0	0	Cl Cntrl Air, Fuel Gas, Heat Forced	

Tax/HOA

Tax ID:	480513404123000022	Existing Lease:
MultiTax ID:	48-05-13-404-123.000-022 and 48-05-13-404-122.000-022	Existing Lease Type:
Semi Tax:	\$1,673.00	Remaining Term:
Tax Year Due:	2024	Proposed Lease:
		Proposed Term:

Contact & Contract Information

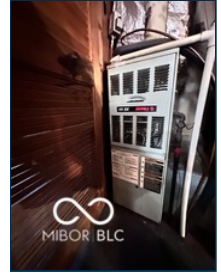
List Type:	Exclusive Right to Sell	Possible Financing:	Other
Listing Terms:		Inspection Warranties:	
Listing Date:	08/02/2025	Disclosures:	
Entered:	08/02/2025	Other Disclosures:	As-Is
Temp Off Mkt Date:		Possession:	At Closing, Tenant Rights
Withdrawn Date:			
Expiration Date:	01/28/2026		
Last Change Date:	09/12/2025		
List Office:	Carpenter, REALTORS®		
List Agent:	Reanna Southard	List Office:	Carpenter, REALTORS®
List Agent Phone:	(765) 620-0734	List Office Phone:	(765) 643-3357
List Agent Email:	reannasouthard@gmail.com; rsouthard@callcarpenter.com	List Office BLC ID:	CARP24
List Agent BLC ID:	32321		
Co-List Agent:			
Co-List Agent Phone:			
Co-List Agent Email:			
Co-List Agent BLC ID:			
Contact Num 1 Type:		Contact Num 2 Type:	
Contact Num 1 Name:	Reanna Southard	Contact Num 2 Name:	
Contact Num 1 Phone:	(765) 620-0734	Contact Num 2 Phone:	



Back Of Structure



Garage



114 down commercial space



114 down bathroom



114 down commercial



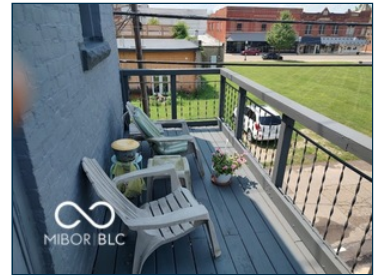
114 rear studio



114 Rear Studio apartment



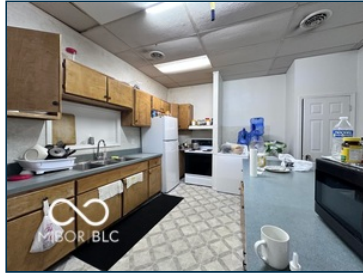
114 1/2 upstairs 2 bedroom apartment



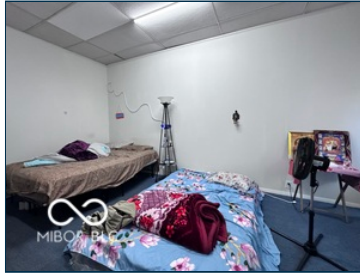
114 1/2 upstairs 2 bedroom apartment patio



116 downstairs 2 bedroom or commercial space



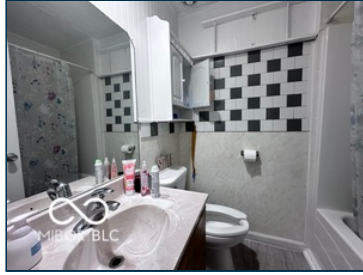
116 down 2 bedroom or commercial space



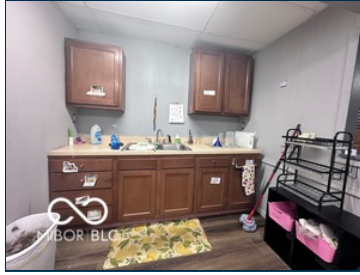
118 downstairs 2 bed or commercial



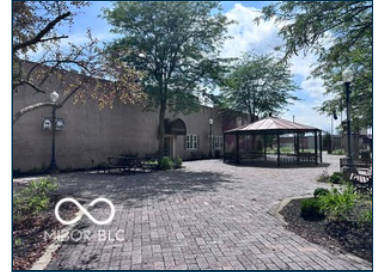
118 downstairs 2 bed or commercial



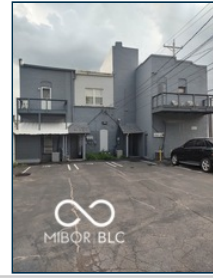
118 downstairs 2 bed or commercial



118 downstairs 2 bed or commercial



Community park across the street



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Prepared By: Reanna Southard | Carpenter, REALTORS® | 09/12/2025 11:20 AM