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POTENTIAL GALORE

Solid 2 Story dwelling with recent addition and lots of remodeling: vinyl windows, vinyl siding, kitchen, floorings, roof, plastered walls, oak trim, metal exterior doors, etc.. Each floor has separate furnace/central air units. Large full lot. Nice rear deck and a front porch. Convenient location in a good neighborhood. This property (previous day care) could be converted back to a spacious single family home or this property has great potential for a 2-3 unit rental property with some minor changes. Current R3 zoning allows for either use.

The above information is considered reliable but not guaranteed by Marshall Agency Realtors.

R940
 PRICE: \$ 89,900.00

ADDRESS: 491 N. Church St
 Richland Center, WI

Rooms: 8 Bedrooms: 3-5 Bath: ½ bath on each floor Living Area: 2500
 Basement/Finish: Full under original house/No finish
 Age: Varied Garage: None (Family room was originally a garage)

Room Sizes:

Living Room	13' x 11'6"	Bedroom	11'2' x 11'6"
Kitchen/Dining Rm	22' x 15'	Bedroom/Other	15'3' x 11'6"
Family Room	27'6' x 21'6"	Other	16' x 9'8+
Bedroom	15'3' x 11'2"	Other	19'6' x 11'6"

Design: 2 Story Exterior Siding: Vinyl & Aluminum Fascia & Soffit
 Heating/Cooling: 2 HE Forced Air Gas Furnaces/2 Central Air Units
 Porch/Patio/Deck: Front Porch & Deck 12' x 24'
 View: Average Lot Size: 66' x 132' Electric: 100 Amp Breakers
 Taxes: Currently Exempt School District: Richland Possession: At Closing



