



LEE A. MARSHALL, BROKER  
 180 W. SEMINARY ST.  
 RICHLAND CENTER, WI 53581  
 608-647-6371 FAX 608-647-6372

WWW.MARSHALLAGENCYREALTORS.COM

R999  
 PRICE: \$ 125,000.00

Address: 794 N. Main Street  
 Richland Center, WI 53581

Rooms: 12 Bath: 3 1/2 Gross Living Area: 2514 (per assessor)  
 Basement/Finish: Nearly Full/120 square foot finished Age: 100+/- years  
 Garage: 2 car detached plus lean to and finished 1 car carport

Apartment A: 1 bedroom - \$475 per month. Tenant pays Electric, Sewer and Water.  
 South Unit Landlord pays Heat, Hot Water & Trash. Month to month lease.  
 Apartment B: 1 Bedroom - \$525 per month. Landlord pays all utilities. Month to month lease  
 North Unit

Main Floor Room Dimensions:

Living Room	20' x 14'	Bedroom	10'3 x 29' w/ 1/2 bath & laundry
Dining Room	13'8 x 16'2	Bedroom	9'3 x 12'6 w/Cl
Kitchen	12'5 x 11'	Foyer/Entry	8' x 9'

Design: Craftsman Construction: Frame Exterior Siding: Vinyl  
 Heating/Cooling: Gas Hot Water Heat/Air Conditioner (Dn)  
 Porch/Patio/Deck: 1 Fireplace and 2 Enclosed Porches  
 Lot Size: 63' - 66' x 132' Electric: 200 & 100 Amp Services  
 Taxes: 2015-\$2,867 School District: Richland Center Possession: At Closing  
 Items Included: Water Softener, Owner's Window Coverings, 3 Stoves, 3 Refrigerators,  
Wall Air Conditioner Unit in Dining room

Average We Energy cost - \$ 122.00 per month



Large Craftsman home with 2 upstairs apartments generating \$1,000 per month in income. Spacious main floor offers nice living for an owner occupant or could be a third rental unit that would increase properties income. The main floor has a Living Room, Dining Room, Kitchen, 2 bedrooms and 1 1/2 bath.

Many original features; Ornate oak woodwork, 2 sets of pocket doors, colonades, 9'+ ceilings as well as some newer updates. Affordable living here – come see for yourself.

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



