# 1022 S Bluff Street <sup>4 Plex Rental Unit</sup> Guttenberg, Ia



| Listing Price: | \$138,000              | Lot Size:   | 150 x 100                         |
|----------------|------------------------|-------------|-----------------------------------|
| Taxes:         | \$1262 EST/<br>YR      | Year Built: | 1890<br>Updated                   |
| Square Feet:   | 2900 Sq Ft<br>Finished | Garage:     | 2 stall plus<br>4<br>outbuildings |
| Units:         | 4                      | Heat:       | Gas/<br>Central A/C               |

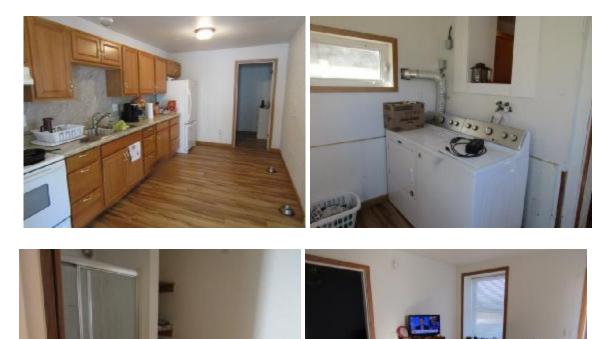
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| Bedrooms:        | 4                           | Bathrooms: | 4              |
|------------------|-----------------------------|------------|----------------|
| School District: | Clayton<br>Ridge<br>Schools | Utilities: | City Utilities |

#### LISTING AGENT: Dan Parker – Cell 563-880-0273

Investment Property: 4 unit apartment building with handicap assessable units and possible rental storage areas.

Exterior updated stone work and newer steel roof makes this building look very appealing to the eye. 4 - 1 bedroom units all with appliances and washers and dryers, newer central a/c in 3 units, Natural gas furnaces in each and all meter individually. City water and sewer with newer water heater for the whole building. Outside there is 2 - 2 stall garages and additional outbuilding for storage, covered rear decks for upper units and more.



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