



## ***BUY HOME FROM OWNER***



Beautiful backyard with towering pine trees



4-unit Apt. building with  
56 brand new windows



4 car garage and parking area

***New!***

***\$179,500***



Each Apt. has nice large living rooms



### ***Address***

412 Broadway St, Berlin, Wisconsin, 54923

#### **ABOUT HOME**

##### **4 UNIT APARTMENT BUILDING**

**ATTENTION: WHAT A DEAL!!!!**

.....We've just put on a brand new roof and the electrical updated from 60 amp to 100 amp service with no price increase.....

*Location, Location, Location that best describes this very well kept 4-unit apartment building. Owner occupied for 19 years. No matter what direction you go from this location a few blocks to the west is Wal-Mart, a few blocks to the east is downtown, and across the street there is a beautiful park. Huge backyard with towering pine trees. 4 unit garage and 10'X 12" well kept barn style shed. Just to name a few of the many updates that have been done to make our apartments more energy efficient. Insulation in attic and basement sill boxes, 4 new energy efficient furnaces and all duct work, 44 new Silver line energy efficient double hung windows, and 12 porch windows, plus much more. Excellent rental history. Present owners may be willing to stay on and manage apartments after the sale for a specified time.*

*Room Sizes: Each Unit*

*Living Room: 13x16*

*Dining Room: 6.10x7.6*

*Kitchen: 10x13*

*Bedroom: 10x10.6*

*Bath 6x7*

*2nd Bedroom: 10.6x10*

*Type: Multi-unit*

*Zoning: RES*

*Style: 2 story*

*Exterior: Slate Siding*

*Lot Size: 120x297*

*Taxes: \$2950/2004*

**contact@leadfsbo.com**



## PROPERTY DETAILS

Sq. Footage: 819  
# of Floors: 2  
# of Bedrooms: 2  
# of Bathrooms: 1  
Year Built: 1950

If you like this house, call its owner by telephone  
(920)361-3846 or leave him message.

With him you may on all agree.

Without go-betweens. Without comission.

# NEW!



## *Contact Information*

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Contact: Diane  
Phone: (920)361-3846  
Phone: (920)361-3846

Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.

# *NEW!*