

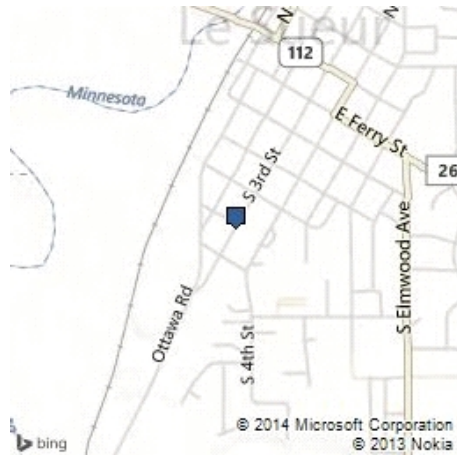
Multi-Family Property Full

Property Full Display, Multi-Family Residential, MLS #: 4491977

613 S 3rd Street , Le Sueur, MN 56058

Status: Active List Price: \$89,900

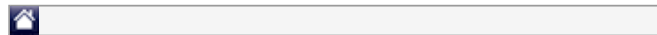
Original List Price: \$89,900



Map Page: 212 Map Coord: C4

Directions:

From Main street go East on Maag then North on 3rd



Total Units: 2 Garage: Year Built: 1930
Style: (MF) Duplex Up and Down
Const Status: Previously Owned
Foundation Size: 880
AbvGrdFinSqFt: 1,780
BelGrdFinSqFt: 880
Total Fin SqFt: 2,660
Acres: 0.17
Lot Size: 50 X 150
Yearly/Seasonal: Yearly
List Date: 06/11/2014 Received By MLS: 06/11/2014

TAX INFORMATION

Property ID: [216800565](#) [Short Format](#)
Tax Year: 2014
Tax Amt: \$1,614
Assess Bal: \$
Tax w/assess: \$1,614
Assess Pend: No
Homestead: No

Days On Market:

General Property Information

Legal Description: Risedorph Addn Lot-014 Block-050
County: Le Sueur
Postal City: Le Sueur
School District: 2397 - Lesueur-Henderson, 507-665-4600
Complex/Dev/Sub: Owner Occupied: N
Restrictions/Covts:
Lot Description:
Road Frontage: City
Zoning: Residential-Multi-Family Accessibility: None

Remarks

Agent Remarks: Property must be sold as a package deal with 609 3rd. 24 hour MINIMUM notice

Public Remarks: Up/down duplex. Tennants pay all normal expenses. Sold as a package only with 609/611 S 3rd st. 24 hour MINIMUM notice

Structure Information

Heat:	Forced Air	No. of Ranges:	Two
Fuel:	Natural Gas	No. of Refrig:	Two
Water:	City Water/Connected	Basement:	Walkout, Full, Finished (Livable)
Sewer:	City Sewer/Connected	Exterior:	Wood
Garage:		Fencing:	None
Parking Char:	Uncovered/Open, Driveway - Asphalt	Roof:	Asphalt Shingles
Pool:	None		
Amenities-Shared:	Porch		
Shared Rooms:	Other		

Unit Information

Number of Units Like This: 1

Total Rooms:	4	Monthly Expense:	\$
Total Bedrooms:	2	Monthly Rent:	\$600
Total Baths:	1 Full: 0 3/4: 1 1/2: 0 1/4: 0	Annual Rent:	\$7,200
Bath Char:	Main Floor 3/4 Bath	Finished Sq Ft:	870
Fireplaces:	0	Oth Park Spaces:	1
Fireplace Char:		Air Conditioning:	Central
Appliances:	Range, Cooktop, Refrigerator, Washer, Dryer		
Amenities:	Porch, Kitchen Window, Tile Floors, Washer/Dryer Hookup		
Special Search:	Main Floor Laundry		

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main		Bedroom 1	Main				
Dining Rm	Main		Bedroom 2	Main				
Family Rm			Bedroom 3					
Kitchen	Main		Bedroom 4					
Dining Room Desc: Informal Dining Room								
Family Room Char:								

Number of Units Like This: 1

Total Rooms:	6	Monthly Expense:	\$
Total Bedrooms:	3	Monthly Rent:	\$600
Total Baths:	2 Full: 1 3/4: 0 1/2: 0 1/4: 1	Annual Rent:	\$7,200
Bath Char:	Main Floor 1/2 Bath	Finished Sq Ft:	1,598
Fireplaces:		Oth Park Spaces:	
Fireplace Char:		Air Conditioning:	None
Appliances: Range, Cooktop, Refrigerator, Washer, Dryer			
Amenities: Patio, Natural Woodwork, Kitchen Window, Hardwood Floors, Washer/Dryer Hookup			

Special Search:

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main		Bedroom 1	Main				
Dining Rm	Main		Bedroom 2	Upper				
Family Rm			Bedroom 3	Upper				
Kitchen	Main		Bedroom 4					
Dining Room Desc: Separate/Formal Dining Rm								
Family Room Char:								

Financial

Cooperating Broker Compensation

Buyer Broker Comp:	2.25 %	Sub-Agent Comp:	2.25 %	Facilitator Comp:	2.25 %
Variable Rate:	N	List Type:	Exclusive Right		

Financial Remarks: Property Can Only Be Sold As A Package With 609/611 S 3rd.

Sellers Terms: Conventional, Conventional Rehab, Special Funding, Cash

Existing Financing:

In Foreclosure?: No

Lender Owned?: No

Potential Short Sale?: Yes

Owner is an Agent?: No

Expenses

Owner Expense: Taxes, Insurance, Maintenance/Repair, Snow, Lawn

Tenant Expense: Water/Sewer, Electric, Fuel, Cable T.V.

Annual Electric Expense:	\$	Annual Repair Expense:	
Annual Fuel Expense:	\$	Annual Trash Expense:	
Annual Insurance Expense:	\$	Annual Water/Sewer Expense:	
Annual Maintenance Expense:	\$	Annual Caretaker Expense:	
Annual Gross Expense:	\$		
Total Annual Expenses:	\$		

\$
\$
\$
\$

Income

Annual Gross Income:		Monthly Misc. Income:	\$
Annual Net Income:	\$	Annual Misc. Income:	\$

Contact Information

Listing Agent: [Scott A. Schlueter 507-317-7751](mailto:Scott.A.Schlueter@schlueterrealty.com)

Appointments: [Book A Showing](#)

Co-List Agt: [Ramona L. Schlueter 507-665-8813](mailto:Ramona.L.Schlueter@schlueterrealty.com)

Listing Office: [Schlueter Realty](http://www.schlueterrealty.com)

Office Phone: 507-665-8813

MLS #: 4491977 Address: 613 S 3rd Street , Le Sueur, MN 56058

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