

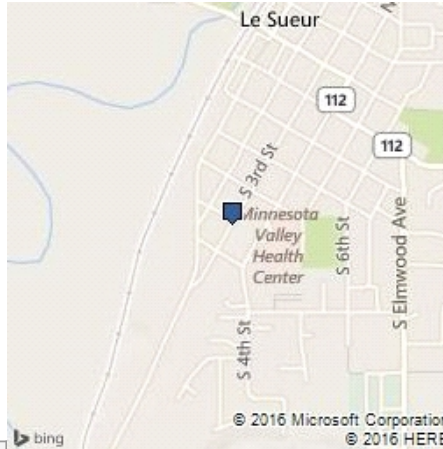
## Multi-Family Property Full

Property Full Display, Multi-Family Residential, MLS #: 4692838

613 S 3rd Street , Le Sueur, MN 56058

Status: Active List Price: \$80,000

Original List Price: \$80,000



Map Page: 212 Map Coord: C4

Directions:

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

TAX INFORMATION

Property ID: [216800565](#) [Short Format](#)

Tax Year: 2015

Tax Amt: \$1,464

Assess Bal: \$

Tax w/assess: \$1,464

Assess Pend: No

Homestead: No

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  
Total Beds: 5  
Total Baths: 3  
Yearly/Seasonal: Yearly

List Date: 03/23/2016 Received By MLS: 03/23/2016

[Days On Market: 26](#) [PDOM: 26](#) [CDOM: 207](#)

### 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

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

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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
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:			

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## Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.25 %     Sub-Agent Comp: 0 %     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, 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: \$

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## Contact Information

Listing Agent: [Scott A. Schlueter 507-317-7751](#)

Appointments: [Book A Showing](#)

Co-List Agt: [Ramona L. Schlueter 507-665-8813](#)

Listing Office: [Schlueter Realty](#)

Office Phone: 507-665-8813

MLS #: 4692838     Address: 613 S 3rd Street , Le Sueur, MN 56058

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