



**FOR SALE...
MULTI-FAMILY... TWO ADJOINING DUPLEXES
741-743... 747-749 S. NETTLETON SPRINGFIELD, MISSOURI 65806**



Offered by:
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PROPERTY HIGHLIGHTS

- Frontage;** S. Nettleton
- Zoned:** Residential
- Land:** .045 acres
- Duplexes:** 2,912 sq. ft. (total)
- Utilities:** Separate meters, Tenants pay
- Construction:** Brick
- Roof:** Composition
- Appliance's:** stove/oven, refrigerator, disposal
- Cooling:** Central
- Heating:** Forced air
- Bedrooms:** Two per unit
- Bathrooms:** One per unit

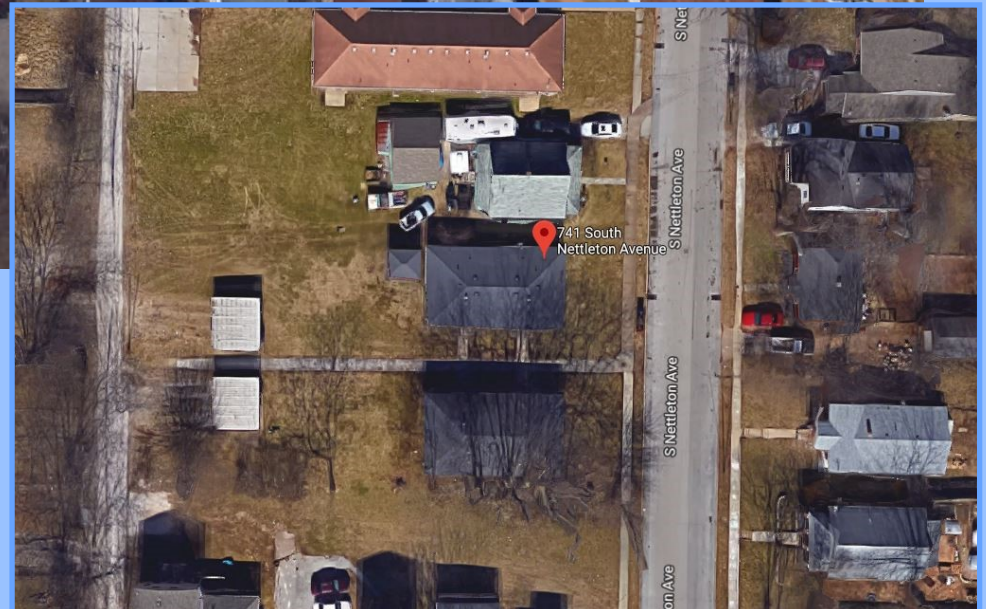
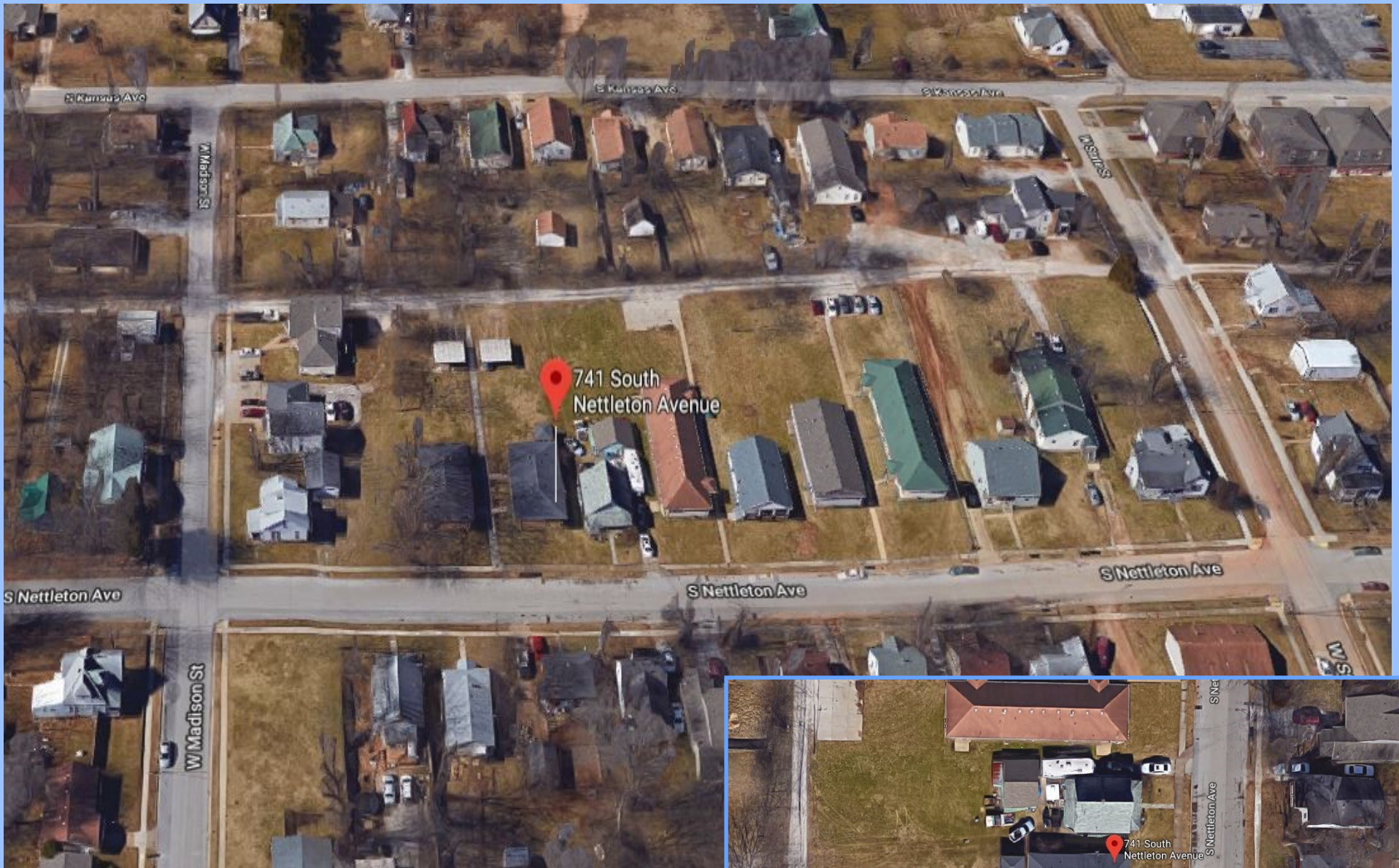
2018 R. E. Tax: \$1,531.61

Well maintained for older investment, good rental history and all units have updates over the last few years, including new flooring. Utilities include city water, gas, electric and sewer. All units separately metered... Tenants pay utilities and trash. Storage building located in the rear.

Price "As Is": \$175,000 (\$43,750 per door)



REECE COMMERCIAL 3600 S. National Springfield, MO 65807 Office: 417.882.5710



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DISCLAIMER

The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.

You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.

It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.

Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.