

ABBOTT REALTY

2 - First St NW HAMPTON, IA 50441

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ASKING PRICE \$84,900

709 & 709 1/2 3rd St NE

Hampton, IA 50441

Franklin County

MLS #53014656



Total Bedrooms	4
Total Bathrooms	2
House Size	1,816 SF (988 per unit)
Garage Size	20' x 24' Det.
Lot Size	55' x 99'
Year built	1953
Taxes	\$1,746 per yr.
Heat	Gas FA
Utility(24 mo.Ave)	\$77.00
Central Air	Yes
School District	Hampton-Dumont

Utilities:

Water & Sewer - City of Dumont (641) 857-3411
Electric & Gas - MidAmerican Energy (888) 427-5632

Included: 2 Refrigerators and 2 Stoves. Owner does snow removal and lawn care. Owner pays water & sewer. Tenants pay gas, electric, & garbage removal. Currently both tenants are on month to month leases.

709 3rd St NE - West Unit (\$300 per month)

Eat in Kitchen	16' x 9'
Living Room	16' x 11'
Bedroom (2nd Floor)	16' x 10'
Bedroom (2nd Floor)	11' x 10'
3/4 Bath (2nd Floor)	5' x 9'
Laundry	Basement

709 1/2 St NE - East Unit (\$450 per month)

Eat in Kitchen	13' x 11'
Living Room	17' x 13'
Bedroom (2nd Floor)	13' x 10'
Bedroom (2nd Floor)	14' x 12'
3/4 Bath (2nd Floor)	5' x 8'
Rec Room (Lower Level)	17' x 12'
Laundry	Basement

Realtor Remarks

Side by side duplex with tenants already in place! Each side has 2 bedrooms, bathroom, eat in kitchen, basements with laundry, and single garage. Features include permanent siding, vinyl windows, included stoves and refrigerators, some new flooring, and updated furnaces and CA.

The above information, although believed to be accurate, is not guaranteed or warranted to be by Abbott Realty or associates.

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