

# \$559,900 - 2313 Brentwood Parkway, Madison

MLS® #1948968

---

## \$559,900

Bedroom, Bathroom,  
Multi Family

N/A, Madison, WI

Classic brick 4-unit apartment building. Current gross rents are over \$57,000/year and owner believes they could be increased. Two lease extensions have been signed to bring the gross rents up even higher! Laundry is leased to a local laundry service for additional income without the headache of maintaining laundry machines. Well-maintained, money making, 4-unit apartment building for less than \$140,000/unit. Each unit includes 2-bedrooms, 1 bathroom, kitchen, living room, storage, and assigned parking. Conveniently close to Warner Park, Willy Street Coop, multiple restaurants, and the beautiful Lake Mendota. Broker owned. Seller is FIRM on price.



Listing Courtesy of Investment Realty Services  
Llc

Built in 1959

## Essential Information

|                 |              |
|-----------------|--------------|
| Status          | Sold         |
| Detailed Status | Sold         |
| Days on Market  | 280          |
| MLS® #          | 1948968      |
| Price           | \$559,900    |
| Year Built      | 1959         |
| Type            | Multi Family |
| Assessed Value  | \$399,000    |
| Year Assesed    | 2022         |
| Net Taxes       | \$7,822      |

|                  |                      |
|------------------|----------------------|
| Tax Year         | 2022                 |
| Total Income     | \$56,500             |
| Utilities        | Separate elec meters |
| Parking Per Unit | 555                  |
| Exterior         | Brick/Stone          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2313 Brentwood Parkway |
| MLS® Area   | MADISON - C E04        |
| Subdivision | N/A                    |
| City        | Madison                |
| County      | Dane                   |
| State       | WI                     |
| Zip Code    | 53704                  |

### School Information

|            |         |
|------------|---------|
| District   | Madison |
| Elementary | Emerson |
| Middle     | Sherman |
| High       | East    |

### Property Overview

|                      |             |
|----------------------|-------------|
| 2 Bedroom Units      | 4           |
| Total Units          | 4           |
| # of Water Heaters   | 1           |
| # of Water Softeners | 1           |
| Heat Fuel            | Natural Gas |
| # of Stoves          | 4           |
| # of Refrigerators   | 4           |
| Units with AC        | 4           |

### Unit 1 Details

|                    |         |
|--------------------|---------|
| # of Bedrooms      | 2       |
| # of Full Baths    | 1       |
| Lease Expires      | 3/31/24 |
| Monthly Rent       | \$1,225 |
| Square Feet        | 900     |
| Parking            | 1 Space |
| Landlord Pays Elec | Yes     |

Landlord Pays HeatYes

Landlord Pays W/S Yes

### **Unit 2 Details**

# of Bedrooms 2

# of Full Baths 1

Lease Expires 7/31/2024

Monthly Rent \$1,100

Square Feet 900

Parking 1 Space

Landlord Pays ElecYes

Landlord Pays HeatNo

Landlord Pays W/S Yes

### **Unit 3 Details**

# of Bedrooms 2

# of Full Baths 1

Lease Expires 6/30/24

Monthly Rent \$1,200

Square Feet 900

Parking 1 Space

Landlord Pays ElecYes

Landlord Pays HeatNo

Landlord Pays W/S Yes

### **Unit 4 Details**

# of Bedrooms 2

# of Full Baths 1

Lease Expires 7/31/2024

Monthly Rent \$1,100

Square Feet 900

Parking 1 Space

Landlord Pays ElecYes

Landlord Pays HeatNo

Landlord Pays W/S Yes

### **Additional Information**

Zoning SR-V1

Short Sale No

REO / Bank OwnedNo