

\$495,000 - 3806 School Road, Madison

MLS® #1949739

\$495,000

Bedroom, Bathroom,
Multi Family

N/A, Madison, WI

Start building your portfolio with this meticulously cared for 4 Unit. Seller has owned, managed & personally maintained the property for 45+ years & the pride of ownership is evident. All units are mostly carpeted but original oak hardwood lay underneath. Units have a separate dining area with built-in hutch. Spacious living room with large picture window and air conditioning unit. Separate basement storage for each unit & access to coin-op laundry. Updates include New Roof 4/23, Boiler 2016, HW Heater 2012, Electrical 2017, paved parking, & ext security cameras. The building is on a residential street, close to Mendota elementary, walking distance to bus line, dining, Warner Park & Lake Mendota. **Unit Photos MAY be similar unit in another Building**



Listing Courtesy of Keller Williams Realty

Built in 1960

Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	270
MLS® #	1949739
Price	\$495,000
Year Built	1960
Type	Multi Family
Assessed Value	\$355,000

Year Assesed	2022
Net Taxes	\$6,950
Tax Year	2022
Total Income	\$32,245
Total Expenses	\$17,067
Net OP Income	\$15,278
Utilities	Separate elec meters
Parking Per Unit	556
Exterior	Brick/Stone

Community Information

Address	3806 School Road
MLS® Area	MADISON - C E03
Subdivision	N/A
City	Madison
County	Dane
State	WI
Zip Code	53704

School Information

District	Madison
Elementary	Mendota
Middle	Black Hawk
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
# of Dishwashers	1
Units with AC	4
# of Washers	1
# of Dryers	1

Unit 1 Details

# of Bedrooms	2
# of Full Baths	1
Lease Expires	9/30/2024
Monthly Rent	\$820
Square Feet	850
Parking	1 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

Unit 2 Details

# of Bedrooms	2
# of Full Baths	1
Lease Expires	4/30/2024
Monthly Rent	\$600
Square Feet	850
Parking	1 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

Unit 3 Details

# of Bedrooms	2
# of Full Baths	1
Lease Expires	4/30/2024
Monthly Rent	\$680
Square Feet	850
Parking	1 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

Unit 4 Details

# of Bedrooms	2
# of Full Baths	1
Lease Expires	8/30/2024
Monthly Rent	\$820
Square Feet	850
Parking	1 Space

Landlord Pays ElecYes

Landlord Pays HeatNo

Landlord Pays W/S Yes

Additional Information

ZoningSR-V1

Short SaleNo

REO / Bank OwnedNo