

\$520,000 - 2547 Kendall Avenue, Madison

MLS® #1957799

\$520,000

Bedroom, Bathroom,
Multi Family

N/A, Madison, WI

Fantastic rental units in a fantastic location! You can attract medical students, professionals, or even grad students to be your tenants in this prime location on the bike boulevard. Two tasteful units have great long-term tenant history. The three car detached garage, which was a carriage house in days past, is currently being used as a shop. The next owner could entice tenants with garage parking or lease the spaces separately for additional income. Per seller, there have been many recent updates including AC (2022), roof (2017), washer (2021), refrigerator (2017), newer Aprilaire, newer gutters, newer carpet upstairs, many new windows, and new entry doors. Lower unit has an amazing front enclosed porch, which adds living space. There is room to increase rents!



Listing Courtesy of First Weber Inc

Built in 1912

Essential Information

Status	Sold
Detailed Status	Sold
MLS® #	1957799
Price	\$520,000
Year Built	1912
Type	Multi Family
Assessed Value	\$457,100
Year Assesed	2023

Net Taxes	\$8,076
Tax Year	2022
Utilities	Separate elec meters
Parking Per Unit	550,552,556,557,560
Exterior	Wood

Community Information

Address	2547 Kendall Avenue
MLS® Area	MADISON - C W13
Subdivision	N/A
City	Madison
County	Dane
State	WI
Zip Code	53705

School Information

District	Madison
Elementary	Franklin/Randall
Middle	Hamilton
High	West

Property Overview

2 Bedroom Units	2
Total Units	2
# of Water Heaters	1
# of Water Softeners	1
Heat Fuel	Natural Gas
# of Stoves	2
# of Refrigerators	2
# of Dishwashers	1
Units with AC	2
# of Washers	1
# of Dryers	1

Unit 1 Details

# of Bedrooms	2
# of Full Baths	1
Lease Expires	OWNER
Square Feet	868

Parking	2 Car Garage
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	08/14/2024
Monthly Rent	\$1,395
Square Feet	744
Parking	1 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

Additional Information

Zoning	TR-C2
Short Sale	No
REO / Bank Owned	No