

# \$325,000 - 1-3 Mechanic Street, Edgerton

MLS® #1959186

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## \$325,000

Bedroom, Bathroom,  
Multi Family

N/A, Edgerton, WI

1500 SQUARE FEET of living space in EACH unit!! COMMERCIAL ZONED! Bring your business to the lower unit and owner occupy the upper unit. Immaculate well cared for 2 unit flat, upper and lower! (This is only the second owner.) Rare opportunity to own a duplex located in the heart of Edgerton. This would make a great owner-occupied. Each unit features 3 bedrooms, beautiful hardwood floors, updated bathrooms, and large eat-in kitchens. All utilities are on separate meters. Roof was done in 2006. Gutters and fascia in 2016. Laundry is located in the basement. Walking distance to many restaurants, coffee shop, gas stations, Edgerton's library and new specialty clinics. Total income amount is for the upper unit only. Lower unit was previously owner-occupied.



Listing Courtesy of Pat's Realty Inc

Built in 1958

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	8
MLS® #	1959186
Price	\$325,000
Year Built	1958
Type	Multi Family
Assessed Value	\$203,100

Year Assesed	2023
Net Taxes	\$2,946
Tax Year	2022
Total Income	\$12,000
Utilities	Separate water meters, Separate elec meters, Separate gas meters
Parking Per Unit	556,557
Exterior	Vinyl, Brick/Stone

### Community Information

Address	1-3 Mechanic Street
MLS® Area	EDGERTON - C
Subdivision	N/A
City	Edgerton
County	Rock
State	WI
Zip Code	53534

### School Information

District	Edgerton
Elementary	Edgerton Community
Middle	Edgerton
High	Edgerton

### Property Overview

3 Bedroom Units	2
Total Units	2
# of Water Heaters	2
# of Water Softeners	2
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	3
# of Full Baths	1

Lease Expires	Vacant
Square Feet	1,500
Parking	2 Space
Landlord Pays Elec	No
Landlord Pays Heat	No
Landlord Pays W/S	No

### **Unit 2 Details**

# of Bedrooms	3
# of Full Baths	1
Lease Expires	11/08/2023
Monthly Rent	\$1,000
Square Feet	1,500
Parking	2 Space
Landlord Pays Elec	No
Landlord Pays Heat	No
Landlord Pays W/S	No

### **Additional Information**

Zoning	B-2
Barrier Free	Level drive, Level lot
Short Sale	No
REO / Bank Owned	No