

# \$563,500 - 2309 Carling Drive, Madison

MLS® #1960467

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## \$563,500

Bedroom, Bathroom,  
Multi Family

N/A, Madison, WI

Calling all investors, great opportunity to add to your existing portfolio! 4 condo units available that allows rentals. All have similar floor plans; each unit is a 3 bedroom with 1 1/2 baths. Fully rented until 2024. Condo dues are \$270/mo/unit that includes Heat, water & sewer as well as common area maintenance. 2 tandem parking stalls per unit and a basement storage locker for no cost. Don't miss this great opportunity! Call today to set up your private showing. Included Parcels: 0609-052-1409-9, 0609-052-1410-6, 0609-052-1411-4, 0609-052-1412-2.



Listing Courtesy of First Weber Inc

Built in 1964

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	53
MLS® #	1960467
Price	\$563,500
Year Built	1964
Type	Multi Family
Assessed Value	\$400,000
Year Assesed	2023
Net Taxes	\$7,587
Tax Year	2022
Total Income	\$58,800
Utilities	Separate elec meters

Parking Per Unit	556,557
Exterior	Vinyl, Brick/Stone

### Community Information

Address	2309 Carling Drive
MLS® Area	MADISON - C W10
Subdivision	N/A
City	Madison
County	Dane
State	WI
Zip Code	53719-1584

### School Information

District	Madison
Elementary	Call School District
Middle	Call School District
High	Call School District

### Property Overview

3 Bedroom Units	4
Total Units	4
# of Water Heaters	1
Heat Fuel	Natural Gas
# of Stoves	4
# of Refrigerators	4
Units with AC	4

### Unit 1 Details

# of Bedrooms	3
# of Full Baths	1
# of Half Baths	1
Lease Expires	7/31/2024
Monthly Rent	\$1,250
Square Feet	946
Parking	2 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

### Unit 2 Details

# of Bedrooms	3
# of Full Baths	1
# of Half Baths	1
Lease Expires	7/31/2024
Monthly Rent	\$1,200
Square Feet	946
Parking	2 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

### **Unit 3 Details**

# of Bedrooms	3
# of Full Baths	1
# of Half Baths	1
Lease Expires	6/30/2024
Monthly Rent	\$1,200
Square Feet	946
Parking	2 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

### **Unit 4 Details**

# of Bedrooms	3
# of Full Baths	1
# of Half Baths	1
Lease Expires	7/31/2024
Monthly Rent	\$1,250
Square Feet	946
Parking	2 Space
Landlord Pays Elec	Yes
Landlord Pays Heat	No
Landlord Pays W/S	Yes

### **Additional Information**

Zoning	SR-V1
Short Sale	No
REO / Bank Owned	No

