

# \$195,000 - 531 Clark Street, Baraboo

MLS® #1965141

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## \$195,000

Bedroom, Bathroom,  
Multi Family

N/A, Baraboo, WI

Perfect owner occupied Duplex that doesn't need any major updates. Tenants pay all utilities. Updates galore. New electric (no knob-n-tube), Newer windows and roof. Newer furnaces. (2016,2007). Bonus...Can be converted back to a single family home. How many 4 bedroom 2 bath single family homes in great condition can you find for under 190k in this market. Mother n law suite? Can't lose on this one. It's a no brainer. Definitely priced to sell!! Measurements are approx-verify if important.



Listing Courtesy of Weichert, Realtors - Great Day Group

Built in 1906

## Essential Information

|                 |              |
|-----------------|--------------|
| Status          | Sold         |
| Detailed Status | Sold         |
| Days on Market  | 4            |
| MLS® #          | 1965141      |
| Price           | \$195,000    |
| Year Built      | 1906         |
| Type            | Multi Family |
| Assessed Value  | \$115,700    |
| Year Assesed    | 2022         |
| Net Taxes       | \$2,575      |
| Tax Year        | 2022         |
| Total Income    | \$17,100     |
| Total Expenses  | \$4,000      |

|                  |  |
|------------------|--|
| Utilities        | Separate elec meters, Separate gas meters, Separate water meters |
| Parking Per Unit | 549,552,555,556,557  |
| Exterior         | Aluminum   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 531 Clark Street |
| MLS® Area   | BARABOO - C      |
| Subdivision | N/A              |
| City        | Baraboo          |
| County      | Sauk             |
| State       | WI               |
| Zip Code    | 53913-2365       |

### School Information

|            |            |
|------------|------------|
| District   | Baraboo    |
| Elementary | Al Behrman |
| Middle     | Jack Young |
| High       | Baraboo    |

### Property Overview

|                    |             |
|--------------------|-------------|
| 2 Bedroom Units    | 2           |
| Total Units        | 2           |
| # of Water Heaters | 2           |
| Heat Fuel          | Natural Gas |
| # of Stoves        | 2           |
| # of Refrigerators | 2           |

### Unit 1 Details

|                    |              |
|--------------------|--------------|
| # of Bedrooms      | 2            |
| # of Full Baths    | 1            |
| Lease Expires      | Mo to Mo     |
| Monthly Rent       | \$760        |
| Square Feet        | 700          |
| Parking            | 1 Car Garage |
| Landlord Pays Elec | No           |
| Landlord Pays Heat | No           |
| Landlord Pays W/S  | No           |

### Unit 2 Details

|                    |          |
|--------------------|----------|
| # of Bedrooms      | 2        |
| # of Full Baths    | 1        |
| Lease Expires      | Mo to Mo |
| Monthly Rent       | \$640    |
| Square Feet        | 700      |
| Parking            | 2 Space  |
| Landlord Pays Elec | No       |
| Landlord Pays Heat | No       |
| Landlord Pays W/S  | No       |

**Additional Information**

|                  |                          |
|------------------|--------------------------|
| Zoning           | Res                      |
| Barrier Free     | Low pile or no carpeting |
| Short Sale       | No                       |
| REO / Bank Owned | No                       |