

# \$1,300,000 - 2809 Andes Drive, Verona

MLS® #1968659

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**\$1,300,000**

Bedroom, Bathroom,  
Multi Family

N/A, Verona, WI

Super 8 unit building in hidden neighborhood off Nesbitt Rd. Prefect investment or owner occupied easy to manage building. 8 2 bedrooms always full close to Epic, Verona Rd, Hwy PD but in quiet little street of older homes. Well maintained Electrical service was updated in 2016, new entryway & hall flooring in 2023. Property is serviced by well and has City Sewer. Rents are under market value and have room for increases. This property is also being sold as a package with 2808 Andes & 2819 Alleghney Dr.



Listing Courtesy of Restaino & Associates Era  
Powered

Built in 1970

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	25
MLS® #	1968659
Price	\$1,300,000
Year Built	1970
Type	Multi Family
Assessed Value	\$595,000
Year Assesed	2022
Net Taxes	\$13,054
Tax Year	2022
Total Income	\$101,400
Utilities	Separate elec meters

Parking Per Unit	555,557
Exterior	Wood

### Community Information

Address	2809 Andes Drive
MLS® Area	VERONA - T
Subdivision	N/A
City	Verona
County	Dane
State	WI
Zip Code	53719

### School Information

District	Verona
Elementary	Call School District
Middle	Call School District
High	Verona

### Property Overview

2 Bedroom Units	8
Total Units	8
# of Water Heaters	1
# of Water Softeners	1
Heat Fuel	Natural Gas
# of Stoves	8
# of Refrigerators	8
# of Dishwashers	2
Units with AC	8
# of Washers	2
# of Dryers	2

### Unit 1 Details

# of Bedrooms	2
# of Full Baths	1
Lease Expires	5-31-24
Monthly Rent	\$1,050
Square Feet	700
Parking	1 Space
Landlord Pays Elec	Yes

Landlord Pays HeatNo  
Landlord Pays W/S Yes

### **Unit 2 Details**

# of Bedrooms 2  
# of Full Baths 1  
Lease Expires 6-30-24  
Monthly Rent \$1,050  
Square Feet 700  
Parking 1 Space  
Landlord Pays ElecYes  
Landlord Pays HeatNo  
Landlord Pays W/S Yes

### **Unit 3 Details**

# of Bedrooms 2  
# of Full Baths 1  
Lease Expires 7-31-24  
Monthly Rent \$1,050  
Square Feet 700  
Parking 1 Space  
Landlord Pays ElecYes  
Landlord Pays HeatNo  
Landlord Pays W/S Yes

### **Unit 4 Details**

# of Bedrooms 2  
# of Full Baths 1  
Lease Expires mon to mon  
Monthly Rent \$990  
Square Feet 700  
Parking 1 Space  
Landlord Pays ElecYes  
Landlord Pays HeatNo  
Landlord Pays W/S Yes

### **Additional Information**

Zoning R-4  
Short Sale No

REO / Bank OwnedNo