



Fond du Lac
920-923-4433

Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



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245 MARQUETTE ST FOND DU LAC WI 54935

\$89,900 MLS# 50210890

Listed by: Adashun Jones, Inc.

Est. Monthly Payment

(Based on 10% down payment)
15 yr. mortgage: \$618.96
20 yr. mortgage: \$511.88
30 yr. mortgage: \$409.96

Cash on Cash! Fully rented duplex with a great rental history! This upper/lower duplex has approx 1370 sq ft of nicely finished rental space. Continue to own as a cash flow investment or convert back to a single-family home. Upper could be made into a 2 bdrm, gas kitchen, full bath, & LR. Lower unit is a large 1 bdrm w/ big kitchen, dining, & living room area. Low maintenance stucco exterior, fresh paint, and newer roof. All the windows up/down have been replaced. Full basement, 2 car garage, deep lot backs up to McKinley park for all the yard space you might need. \$1050 gross rent/month.

FEATURES

County
Muni.
Acreage
Source of Acreage Info
Zoning
Taxes (2018)
Total Sq. Ft.
Above Grade Sq. Ft.
Age/Year Built
Style
School Dist.

Fond du Lac
City of Fond du Lac
0.09
Assessor/Public Record
Residential
1,684
1,370
1,370
1910
2 Story, 2 Up and Down
Fond du Lac

AMENITIES

Type. **Multifamily**
Heating/Cooling **Forced Air**
Waste **Municipal Sewer**
Water **Municipal Public Water**
Garage Spaces **2 Car Garage - Det, 1 Space**

INCLUSIONS / EXCLUSIONS

Inclusions: 2 Furnaces, 2 Hot Water Heaters, 2 Refrigerators, 2 Stoves
Exclusions: Seller & Tenant's Personal Property

DIRECTIONS

East on Johnson St, North on Marquette St to address.



This information, provided by seller, listing broker, and other parties, may not have been verified
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

