






**1302/1304 SW Willmar Av
Willmar MN 56201**

Owner: Rice Kandiyohi County

MLS # 27215 NEW MULTI-FAMILY \$164,900

Type:	DUPLEX	Total Bedrooms:	5
Style:	Rambler	Total Bldg. Sqft.:	4284
Year Built:	1959	Total # Units:	2
Lot Size:	75x125	# of Garages:	2
Lake/River:		# Off-Street Parking:	
School District:	Willmar - #347		
Days On Market:	2		




Virtual Tour:

	<u>Level</u>	<u>Sqft/Unit</u>	<u>BR</u>	<u>BATHS</u>	<u>RENT/Mo</u>	<u>RNTD/LSD</u>	<u>GAR</u>	<u>GAR Type</u>
Unit #1:	Main	1071	3	Two	750	Yes	Yes	Attached
Unit #2:	Main	1071	2	One	675	Yes	Yes	Attached
Unit #3:								
Unit #4:								
Unit #5:								
Unit #6:								

EXTERIOR CONSTRUCTION:
Wood

ROOF:
Less Than 5 Years Old, Shingle

HEATING:
Gas, Forced Air

COOLING:
Central

SITE INFORMATION:
City Water, City/Public Sewer, Paved Road, Public Road

APPLIANCES IN UNITS:
Refrigerator, Oven/Range, Washer, Dryer

TYPE OF TENANCY:
1 Year Lease

LANDLORD RESPONSIBILITY:
Insurance, Repairs

TENANT RESPONSIBILITY:
Heat, Trash Removal, Unit Electric, Water, Lawn Services, Snow Removal

AMENITIES:
Carpet, Refrigerators, Stove/Ovens, Washer/Dryer

SHOWING
Lock Box

ZONING:
One & Two Family Resident

Address: 1302/1304 SW Willmar Av

MLS #: 27215

Asking Price: \$164,900

Taxes: 1,940.00 **Tax Year:** 2008 **Tax Classification:** NH **Assessments:** -

Parcel #: 95-650-0090

Financial Remarks:

Remarks 1304 - 3 bdrm, very spacious, 2nd shower & toilet in basement & with two partial finished rooms. 2 new furnaces, water heaters are newer.

Agent to Agent Remarks

Directions:

List Agent: TERRY HILBRANDS - (320) 235-7072

List Office: EDINA REALTY - MAIN (320) 235-7887

Co-List Agent:

Co-List Office:

Sub-Agent Comp: 2.25

Facilitator Comp: 2.25

Buyer Broker Comp: 2.25

Variable Y/N: No

Exclusions Y/N: No

Selling Agent:

Sold Price:

Contract Date:

Closing Date:

Concessions Y/N: \$

Explanation:

ADDITIONAL PHOTOS:



This information is deemed reliable, but not guaranteed.