

SCHROUD AUCTION SERVICE

ONLINE REAL ESTATE AUCTION

Phase 2 of the Donald Gilbertson Estate

165 & 169 Division St. Madison, WI 53704

165 Division St.



169 Division St.



ONLINE AUCTION DATES:

April 15th, 10am -thru- April 29th, 6pm

PROPERTY INSPECTION DATES & TIMES:

April 18th, 2-5pm & April 20th, 2-5pm

NO EXCEPTIONS! DO NOT BOTHER TENANTS

**** Excellent Opportunity to own income property on Madison's Mid-East side.** Both these Units are fully rented and are maintained. Get started in the rental income business. Or, add to your existing portfolio.**

165 Division St: is a three unit. With units 1 & 2 being 2 beds/1 bath each & unit 3 being 1bed/1bath. All are approximately 700 sq ft and appliances are owned by the landlord. They have garbage disposals, window air & Units 1 & 2 have garage space. Tenants pay all utilities. Landlord pays sewer and water. Hardwood Floors, Vinyl Siding, Asphalt Roof, 100 amp service in each unit. *This unit also has a coin operated laundry for the tenants to use which generates approximately an additional \$60/mo.* PARCEL# 0710-063-0411-6 Fair Oaks Lot 11 Block 3 2023 Taxes: \$9398.88

169A Division St: Is a 1 bedroom/1bathj unit Approx. 600sq ft. **169B Division St.:** Is a Studio Approx. 370 sq ft. Both units A & B have 100 AMP services with Kitchen & Dining areas. Both have garage space included. Tenants pay utilities, Lnadlord pays sewer & water. PARCEL #: 0710-064-0412-4 Fair Oaks Lot 12 Block 3 2023 Taxes \$ 5,614.14

TERMS: 10% buyers fee added to the final bid price to determine the final selling price. \$10,000 earnest money down within 24 hrs, after the completion of the auction in the form of Certified funds made payable to yourself & endorsed to the Auction Company should you become the successful bidder. That is \$10,000 per unit. 165 and/or 169 Division St. Non refundable if buyer doesn't perform. Properties are being offered "As Is" with no contingencies. Buyers will be required to fill out The Standard State of Wisconsin Offer to Purchase within 24 hrs. of the completion of the auction. Closing to be on or before May 29th, 2024. Seller has the right to accept or reject or counter any & all offers. Seller to provide title insurance & prorated taxes at closing.

www.SchroudAuctionService.com/hibid

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Registered Wisconsin Auctioneer #449