

Investment Opportunity



\$ 199,000



109 5th Avenue, Sherrard, IL 61281

- » Beds: 5 | Baths: 4 Full
- » MLS #: QC4240574
- » Multi-Family | 5,236 ft² | Lot: 12,610 ft²
- » More Info: 1095thAvenue.IsForSale.com



Rich Bassford CRS., GRI.
Melissa Greer, Amanda
DuPrey, Rob Bermes, Tim
Holevoet, Leann Noack and
J.C. Brenny
(309) 215-9400 (The Bassford
Team)
(309) 797-5800 (Office)
info@thebassfordteam.com
<https://www.richbassford.com/>

RE/MAX Concepts
4555 Utica Ridge Road
Bettendorf, IA 52722
(309) 215-9400

Don't miss this rare opportunity to own a 4-unit income property in Sherrard. Units 1 & 2 are completed with kitchen appliances and stackable washer/dryer. Unit 3 is completed, and unit 4 just needs doors and floors. The units have never been rented so there are currently no tenants involved. Units 1, 2, and 3 are all 1-bedroom units with an open-concept kitchen and living room. Unit 4 will be a 2 bedroom with 1 bath. HVAC, plumbing and electric work is all new and complete. There are 4 separate gas meters, 4 water heaters, 4 electric meters, and 4 gas furnaces. There is 1 water meter. There are 2 stoves and 2 refrigerators, 2 microwaves plus 1 washer and 1 dryer. This would be an excellent investment opportunity for any buyer. Call for your appointment to see this home today.

