

## Investment Opportunity



\$ 199,000



109 5th Avenue, Sherrard, IL 61281

- » Beds: 5 | Baths: 4 Full
- » MLS #: QC4240574
- » Multi-Family | 5,236 ft<sup>2</sup> | Lot: 12,610 ft<sup>2</sup>
- » More Info: [1095thAvenue.IsForSale.com](https://1095thAvenue.IsForSale.com)



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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.

