



# INVESTMENT PROPERTY

## 3 NORTH OAK – VILLA GROVE, IL 61956

### APARTMENT HOUSE

#### SALE

\$69,900

#### LEASE

1<sup>st</sup> Floor - 2 apt units – **(both units are currently leased)**

2<sup>nd</sup> Floor - 1 apart unit – **(unit is currently vacant)**

#### SIZE

Lot Size: 50 x 140 +/- = 7,000 SF +/-

Bldg. Size: 2,545 SF +/- Gross living area

1,697 SF +/- Unfinished Basement

#### LOCATION/GENERAL DESCRIPTION

Located in an established residential neighborhood in West Villa Grove.

Two-story house converted into three apts. Concrete block, asphalt shingles, metal gutters/downspouts & double hung windows.

1st Floor: One 1-bdrm. Apt. – L.R., kitchen & bath –

**Currently leased at \$350/Month**

One 2-bdrm Apt. – L.R., kitchen & bath –

**Currently leased at \$450/Month**

2<sup>nd</sup> Floor: One 2-bdrm Apt. – L.R., kitchen & bath – **VACANT**

#### TAX INFORMATION

PIN #: 04-03-10-214-005

2007 Taxes: \$1,996.38

For more information on this property contact:

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