



MLS 6786479 Residential Income

**\$120,000**

**Description:**

This triplex offers immediate cash flow with proven rental history. Currently generating \$1,975 per month in gross rent, this property exceeds the 1% rule and is an excellent addition to any portfolio.

**Additional Details:**

Year Built	1940
Lot Acres	0.22
Lot Dimensions	75.6x129.75.6x129
School District	115
Taxes	\$1,264
Taxes with Assessments	\$1,330
Tax Year	2025

**Additional Features:**

**Basement:** Owner Access **Fuel:** Electric **Heat:** Baseboard **Sewer:** City Sewer/Connected **Water:** City Water/Connected

**Driving Directions:**

South on HWY 371 from US HWY 2. Take a left onto 1st St NW and the triplex will be on your left.



Listed By:  
Real Broker, LLC

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