



MLS #: 1680595 **Active** **Multi Family** **Price:** \$429,000
407 W Doty St **City** **Madison** W01
County: Dane **Mailing City:** Madison
Subdivision: WI 53703

Efficiency Units: 0 **Total Units:** 4
1 Bedroom Units: 0
2 Bedroom Units: 3 **Est Age:** 110
3 Bedroom Units: 1

School District: Madison **Open House:**
Elementary: Franklin/Randall
Middle School: Hamilton
High School: West

Directions: West Washington To Bassett to West Doty

[Click M for Map:](#)

Unit	BedRms	Baths			Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			Documents (if any):
		Full	Half	1/4					Elec	Heat	W/S	
#1 at 407	3	1	0	0	8/14/14	\$ 1305	1,090	1 Space	No	No	Yes	# Furnaces: 4
#2 at 407	2	1	0	0	8/14/14	\$ 880	1,090	Street	No	No	Yes	# Wtr Htrs: 4
#3 at 407	2	1	0	0	8/14/14	\$ 780	700	Street	No	No	Yes	# Wtr Soft: 1
405 House	2	1	0	0	8/14/13	\$ 780	820	Street	No	No	No	HeatType: Hot water
# Stoves: 4		# DishWash: 1		# Washers: 1		Unit w/Fireplace: No						Heat Fuel: Natural Gas
# Refrig: 4		# Units w/AC: 0		# Dryers: 1		Unit w/Garage: No						WaterHtr: Natural Gas

Legal: NE 35 ft of Lot 8, Block 46, Orig. Plat **Est. Acres:**
Parcel #: 0709-231-3104-2 **Total Income:** \$ 44,940 **Lot Size:**
Zoning: DR2 **Total Expenses:** \$ 0
Net Op Income: \$ 44,940 / 2012 **Net Taxes:** \$ 11,475/ 2012

Type	3+ story, 3 flat, Other	Legal Documents	Lease(s) on file, Income/Exp Report Avail
Basement	Full	Barrier-Free	First floor bedroom, First floor full bath, Level lot
Park/Unit	1 space, Outside	Miscellaneous	Shared laundry, Close to bus line, Water Softener Owned
Exterior	Wood	Terms	Cash
Water/Waste	Municipal water, Municipal sewer		
Utilities	Separate elec meters, Separate gas meters, Individ Control Each Unit		
Roof	Composition/Fiberglass		
Unit 1	Private Entry, Balcony/patio, Range/oven, Refrigerator, Cable available		
Unit 2	Den/study, Range/oven, Refrigerator, Cable available		
Unit 3	Range/oven, Refrigerator, Cable available		
Unit 4	Private Entry, Range/oven, Refrigerator, Cable available		

Two bldgs on 1 lot in hot Bassett Neighborhood. Just 3+ short blocks to Capitol Square. Front building (407 W. Doty) is classic three unit and rear of property (405 W. Doty) is a small 2 bedroom house. Tenants pay own utilities (except W/S at 407). Owner pays common area util. Listing agent related to Owner. Also have a three flat at 508 W. Doty Street for sale for same price. Washer and Dryer in 407. F/A furnace for 405 and 407 #1, other 2 units are hot water. Contact Dave K. @ 608-575-3797 for showings.

Sold Price: **PtsPd/SlrCr:** **Closing Date:**
 This information provided courtesy of: [Keller Real Estate, LLC](#)

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2013 SCWMLS

David Keller
Keller Real Estate, LLC
(608) 227-6543
David@KellerRealEstateGroup.com