



MURRAYLAND AGENCY, INC.

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130, 132, 134, 136 3rd Street E., Tracy, MN

Description: 4 plex
 Lot Size: 132x257
 Sq. Footage: Total - 4712
 Per unit 1164
 Exterior: Vinyl
 Roof: Asphalt
 Heating System: FA - Nat Gas, CA
 Water: City
 Sewer: City
 Elec. Entrance: Breakers
 Taxes: TBD - Currently Tax Exempt
 Basement: Cement slab
 Utility Room: Hall closet - washer/dryer hookups
 Year Built: 1997

Listing Price: \$174,900
 Legal: #31-173005-0
 Garage: Single Attached
 Deck: 10'x10' off each unit
 Appliances: Stove, Refrig., Dishwasher, Exhaust Fan
 Water Softener: Owned
 Water Heater: Gas
 Bedrooms: 2 - 1 has walk-in closet
 Bathrooms: 1 full
 Living Room: 21'7x12
 Kitchen: 20x9 includes dining room
 MLS: 6028933

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Additional Information:

Additional Information:

- Each unit is the same layout and dimension. 3 units have full bath and 1 unit has 3/4 bath which includes walk-in shower
- Great location, 1 block SW of hospital and fitness center
- Rooms are very spacious
- Lots of storage
- Attached garage is insulated and sheetrocked. Furnace Room
- 10x10 deck off each unit.

- Very well maintained property
- No entry level steps
- Great investment property
- City abatement incentive for new owner. Abatement information available to serious buyer.