



Address	900 S Peach Ave		Number of Units	2		Stories	1.5 Stories		Age	1905	
Municipality	Marshfield				School	Marshfield					
Directions	South on Central to 9 th Street – East on 9 th to Peach – Home on Corner of 9 th & Peach										
Lot Size	88 x 53					Garage	2 Car Detached				
	RM	BD	BTHS	HtAV	A/C	REF/RG	LEASE	DEPOSIT	RENT	OCCUPIED	
Unit 1	4	1	1		X	X			\$525/m	Tenant	
Unit 2	5	2	1		X	X			\$375/m	Vacant	
Unit 3											
Unit 4											
Unit 5											
Unit 6											
Unit 7											
Unit 8											
Utilities Incl	Heat	x	Electric	No	Water	Yes	Sewer	Yes			
Heat/Fuel	FA/Natural Gas			Water Heater				Basement	Full		
Remarks	<i>Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker/ Information contained herein must be verified by buyer</i>										

MAKE OFFER!!! DO NOT pass up this multi-family property located on Marshfield's south side close to schools, downtown shopping, and fairgrounds. This duplex features a lower and upper unit. Take a look and you will find maintenance free siding, vinyl windows, 2 car detached garage with updated electric, separate 100 amp electric service, two hot water heaters, newer furnace, central air conditioning, separate laundry hookup, and more. Purchase this property and achieve your investment and home ownership goal.

2010 City Wide Reassessment

Assessed	Year		Land		Improvement		Total	
Occupied By	Tenant	Owner	Jozwiak			Est Heat	Taxes	\$1521.35(09)
Possession	Closing		Lockbox		Sign	Yes	File #	2.4
Office	RE/MAX Am. Dream		Phone	715-384- 4423		Agent	David Osterberg	
Price	\$69,900				MLS#	1001946	ATR#	



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