

---Property Highlights---

Wonderful opportunity to owner-occupy or purchase as an investment! This classic side-by-side duplex is close to Audubon and Windom Parks and located near The Quarry for shopping, restaurants and more! Easy access to area roads and highways to both downtowns for work and play!

Unit 2524 General Information

- Sunny south unit with 1 bedroom and 1 full bathroom
- Freshly painted rooms | roller shades and 2" blinds
- Hardwood floors | glass knobs | coved ceiling | charming nook in living room | ceiling fan
- Private basement with full sized washer/dryer- lots of storage
- Current Rent = \$875
- Lease Expires = August 30th, 2019

Unit 2526 General Information

- This unit features 1 main level and 1 upper level bedroom | 1 full updated bath on the main | $\frac{3}{4}$ updated bath up
- The upper level is a private oasis with 2nd bedroom | spacious walk-in closet | $\frac{3}{4}$ bath | vaulted ceiling and sitting area
- Updated kitchen with subway tiled backsplash | upgraded linoleum floor | stainless gas stove
- Private basement with full-sized LG front-loading washer/dryer – lots of storage
- Hardwood floors | cellular blinds | glass knobs | coved ceiling | charming nook in living room | ceiling fans
- Current Rent = \$1575
- Lease Expires = March 31st, 2020

General Information

- New front door and storm door
- New front exterior lighting
- 4 window AC's will stay with the property (2 large and 2 small)
- 11 new windows since 2016

Area amenities include:

- Local Area Restaurants include: *just to name a few*
 - LeeAnn Chin | Listo! Fresh Mex Grill | Taco Bell | McDonalds | Burger King
 - Hazel's Northeast | Sarah Jane's Bakery | Marino's Deli | Sociable Cider Werks
- Area shopping is just a short drive to The Quarry:
 - Cub Foods
 - Caribou
 - Target
 - Home Depot
- Enjoy the local park near you!
 - Windom Park
 - Audubon Park