

CAPE GIRARDEAU, MO

REAL ESTATE AUCTION

Weds., Nov. 19, 2014 @ 12 PM

TWO 800 SQ. FT. UNITS

IDEAL FOR COLLEGE STUDENTS!

For Live Online Bidding Visit:
www.adamsauctions.com



OPEN HOUSE: One Hour Prior to Auction

Address: 412 S West End Boulevard
& 1319 Bloomfield Road
Cape Girardeau, MO 63701

**412 S West End Boulevard
MAIN FLOOR UNIT**

Bedrooms: 2
Total Baths: 1
Rent/Month: Occupied
Renting at \$500/month.

**1319 Bloomfield Road
UPPER FLOOR UNIT**

Bedrooms: 2
Total Baths: 1
Rent/Month: Vacant - Ready
for new tenants.



Style: 2 Story
Exterior: Brick
Roof: Shingle

Fin Bsmt Rooms: 0
Fireplaces: 0
Garage: None
Driveway: Concrete

Heat: Forced Air
Fuel: Gas - 2 Gas Meters
A/C: Window
Elec: Unknown
Wtr: Public
Wtr Htr: 2 Gas
Swr: Public
Basement: Full, Unfinished
Year Built: 1940

Elem Sch: Cape Girardeau #63
Mid Sch: Cape Girardeau #63
High Sch: Cape Girardeau

Land/Acres: .134
Lot Size: 66 x 88
Frontage: 66.6
Lot/Site Features: Curbs, Street
Lights, Corner

County: Cape Girardeau Township: 30 Section: 06
Parcel ID No. 21-110-00-18-004.00-0000 '14 Taxes: \$664
Zoning: Multi-Family Exemptions: None

INVESTORS TAKE NOTE! Excellent opportunity to add an income generating property to your existing inventory. One unit of this duplex is currently vacant while the 2nd unit (412 S West End) is occupied and bringing \$500/month in rental income. The upper level apartment is vacant and having some repairs completed after previous tenants moved out which will include fresh paint, new vinyl floor and new kitchen cabinets. When rented this unit brought \$550/month. Each unit has separate entrances, separate meters for utilities, separate gas water heaters and separate laundry hook-ups. When rented tenant paid electric and gas while owner paid water and sewer. The property is centrally located between University and River Campus. The basement is unfinished and allows for separate storage space for each unit.

Professional Real Estate Auctions by:

Owner: Vivek Malik



www.adamsauctions.com



THE ENCLOSED INFORMATION WAS OBTAINED FROM SOURCES CONSIDERED RELIABLE, HOWEVER, THE AUCTION COMPANY DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. SAID INFORMATION IS SUBJECT TO CHANGE AVAILABILITY OR UPDATE WITHOUT NOTICE. SELLER/LANDLORD AND AUCTION COMPANY MAKE NO REPRESENTATION AS TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND RECOMMENDED THAT THE PURCHASER/TENANT OBTAIN AN INDEPENDENT INVESTIGATION.

TERMS:
\$ 3,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 DAYS
6% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO CHANGE WITH OUT NOTICE.
LIC # 044000169

Toll Free: 1-877-566-8751
Adam Jokisch
618-530-8751 (mobile #)

