



PROPERTY DETAILS

This offering is for a fully-leased four-plex apartment building located in growing Hartford, South Dakota. This property has an excellent rental history with one of the four units being occupied by an original tenant from 2016. The apartments are approximately 1,400 square feet each and feature three bedrooms, two bathrooms and attached 2-stall garages. There is a master bedroom with master bath and walk-in closet. The upper units have decks and vaulted ceilings. They have central heat and air with an on-demand water heater. The apartments are currently for \$1,150 per month with the owner paying for garbage and sewer and water. Tenants pay for gas, electric and cable/internet. This property is located in the West Central School District making it attractive for tenants. This property can be purchased alone or in a package with four other nearly identical four-plexes located nearby on Freedom Trail (700, 701, 710 and 715 Freedom Trail) in Hartford, SD. Special financing is offered through Heritage Bank. Contact listing broker for details. A member of the ownership group is a licensed real estate agent.

**706 CRESSMAN TRAIL
HARTFORD, SD 57033**

FOR SALE | \$589,900

- Year Built: 2015
- Lot Size: 18,292
- Real Estate Taxes: \$4,879.42 (2018/2019)
- Legal Description: Lot 5, Block 3, Cresswood Addition
- Parcel Number 88143



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BROKER / OWNER

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