


Address: 1023 CAMERON AVE , La Crosse , Wisconsin , 54601-4743 County: La Crosse					
	MLS #:	987968	Status:	Active	
	Category:	Multi-Family	List Price:	\$ 264,900	
	VR Price:		Tax Key:	017030049010	
	Gen. Tax:	\$ 5,439	Tax Year:	2007	
Zoning:	RES	Lot Size:	.152 ACRE		
Year Built:	1888	Flood Plain:	Unknown		
Occ. Permit Required:	N				
School District:		LACROSSE			
Scheduled Gross Inc.:		\$ 0			
Vacancy Allowance:		\$ 0.00			
Gross Operating Inc.:		\$ 0			
Total Operating Exp.:		\$ 0			
Net Operating Inc.:		\$ 0			
Laundry:					
Inside Parking:		2.00			
Outside Parking:		2.00			
Occupied:		Yes			
Security Deposit:		Yes			
	Unit 1	Unit 2	Unit 3	Unit 4	
Avg Rent	\$ 0				
# Units	1	1	1		
Total # Units	3	SGI	\$ 0		
Type: Duplex + # of Stories: 3-4 Stories # of Acres: Less than 1/2 Exterior: Wood Roofing: Composition Garage/Parking: Indoor Space; Near Public Transit		1st Type Unit: 2 Bedrooms; 2 Baths; Living Room; Dining Room; Natural Fireplace; Range/Oven; Refrigerator; Dishwasher; Disposal; Washer/Dryer; Eat-In Kitchen; Balcony/Patio; Cable TV Available 2nd Type Unit: 3 or More Bedrooms; 1 Bath; Living Room; Dining Room; Refrigerator; Cable TV Available 3rd Type Unit: 1 Bedroom; 1 Bath; Living Room; Range/Oven; Refrigerator; Cable TV Available Owner Pays: Heat; Water; Sewer Tenant Pays: Electric; Other Basement: Full Heating/Cooling: Natural Gas; Hot Water/Steam Water/Waste: Municipal Water; Municipal Sewer Tax Includes: Trash Collection; Sewer Charges; Water Charges Municipality: City		Seller Owned: Washer;Dryer;Water Softener;Water Heater Seller Leased: None Tenant Provides: None Documents On File: Seller Condition;Appraisal;LeadPaint Disclosure Estimated Age: Over 100 Years Estimated SqFt #1: 1751-2000;Not Verified Estimated SqFt #2: 1751-2000;Not Verified Estimated SqFt #3: 751-1000;Not Verified Financing Available: Owner May Assist;Rent/Option to Buy	
Remarks: BEAUTIFULLY RESTORED VICTORIAN. UNIT #1 IS CURRENTLY OWNER OCCUPIED. COULD EASILY BE SPLIT (USED TO BE 2 UNITS) OR COMBINED WITH UNIT 3 TO CREATE A 2 STORY W/ 6 BEDS LIVING SPACE OR BEDROOMS AND 3 BATHS PLUS A ONE UNIT RENTAL IN FRONT. THE POSSIBILITIES ARE ENDLESS! CURRENTLY UNIT #1 IS 2 BED, 2 BATH, UNIT 2 IS 1 BED 1 BATH W/ STAIRS TO ATTIC CONTAINING 3 ADD BEDS. UNIT #3 IS 1 BED 1 BATH. Directions: WEST AVE SOUTH OF CASS TURN WEST ON CAMERON Coordinates: 430N 1765W					
Listing Office: Prudential Lovejoy Realty, Inc.					

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 Prepared by MICHELE BURTON on Thursday, January 24, 2008 6:21 PM