



\$ 169,900



503 University St, Harvard, IL 60033

- » Beds: 4 | Baths: 2 Full
- » MLS #: 12316807
- » Multi-Family | Lot: 3,250 ft<sup>2</sup>
- » More Info: [503UniversitySt.IsForSale.com](https://503UniversitySt.IsForSale.com)



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GREAT INVESTMENT OPPORTUNITY THIS TWO UNIT- DUPLEX HAS TWO UNITS :) EACH UNIT HAS ITS OWN ENTRANCE THROUGH THE FOYER EACH UNIT HAS TWO BEDROOMS AND ONE FULL BATH THIS BUILDING IS CONVENIENTLY LOCATED IN THE HEART OF DOWNTOWN HARVARD CLOSE TO PUBLIC TRANSPORTATION, THE TRAIN STATION AND GREAT ENTERTAINMENT EACH UNIT HAS THEIR OWN FURNACE AND HOT WATER HEATER BOTH FURNACES AND HOT WATER HEATERS ARE FAIRLY NEW THERE WAS A NEW ROOF PUT ON AS OF LAST YEAR AS WELL NEWLY POURED SIDEWALK BOTH TENANTS HAVE BEEN RENTING FOR SIX YEARS PLUS LET THE SELLERS LOSS BE YOUR GAIN SELLER IS SELLING DUE TO PERSONAL PROBLEMS SELLER WAS PLANNING ON RAISING RENT ROUGHLY FOUR HUNDRED DOLLARS PER UNIT. CALL WITH ANY QUESTIONS! PROPERTY IS BEING SOLD AS-IS.

