

For Sale - Four- Plex
Covrig Four-Plex
1001 W. 16th Street
Sioux Falls, SD 57104



List Price: \$190,000
(Price/unit: \$47,500)

Property Information

Total Building Sq. Ft.:	3,660
Total Units:	4
Land Size Sq. Ft.:	9,273
Real Estate Taxes:	\$4,174
Year Built:	1948
Zoning:	RS-2
Construction:	Wood Frame, Stucco
Roof:	Asphalt Shingles

Property Summary

- ◇ Two-story four-plex located on the southwest corner of W. 16th Street & Menlo Avenue.
- ◇ Unit mix: Three (3) 600 sq. ft. 1 - bedroom, 1 -bath units
- ◇ One (1) 1,200 sq. ft. 3 - bedroom, 1 - bath unit
- ◇ Unit square footage is estimated.
- ◇ 100% occupied.
- ◇ Tenant pays electric.
- ◇ Landlord pays heat, electric (common area A/C), sewer, water, garbage, snow removal and lawn care.
- ◇ Coin-operated laundry facilities in common area.
- ◇ Three bedroom unit has laundry hook-ups.
- ◇ Appliances include refrigerator and stove.
- ◇ Three-stall attached garage. Off-street parking accessed through alley.
- ◇ Financials will be provided to qualified buyers upon request.
- ◇ Owner will sell Contract for Deed with acceptable down payment and qualified buyer.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Plat Map



Aerial View

