



**Address:** 311 & 325 E Clemmer - Chamberlain

**Listing Price:** \$120,000

**Property Features:** Nice opportunity to purchase two income properties located side-by-side for one price! Each house is a two bedroom, one bathroom. The properties are in good condition. 325 has an unfinished lower level walkout that could be finished to add to the existing unit or have an additional stand alone unit. Live in one and rent the other, rent them both... Buyer's choice. Lots of Potential with these properties.

**Legal Description:** Contact office for Full Legal Description

### 325 E Clemmer

**Structure Type:** Single Family Ranch  
**Floors:** Laminate/Vinyl  
**Year Built:** 1952  
**Cooling:** Window a/c units  
**Heating:** Elec Baseboard  
**Lot Size:** 50' x 130.4'

**Interior:** Drywall  
**Siding:** Hardboard  
**Roof:** Asphalt Shingles (2012)  
**Main Floor Sq Footage:** 832 sq ft  
**Living Room:** 15' x 13' 6"  
**Kitchen/Dining:** 8' 1 x 15' 3"

**Bedroom 1:** 10' 2 x 12' 5"  
**Bedroom 2:** 8' 5 x 15' 9"  
**Bath:** Full  
**Unfinished Basement:** 832 sq ft  
**Property Taxes:** \$ 1355.48 (2016)

### 311 E Clemmer

**Structure Type:** Single Family Ranch  
**Floors:** Carpet/Vinyl  
**Year Built:** 1960  
**Cooling:** None  
**Heating:** Elec Baseboard  
**Lot Size:** 66' x 120'  
**Interior:** Wood paneling

**Siding:** Wood  
**Roof:** Asphalt Shingles (2012)  
**Main Floor Sq Footage:** 780 sq ft  
**Living Room:** 13' 4 x 15' 1"  
**Kitchen/Dining:** 11' 5 x 8' 10"  
**Bedroom 1:** 11' x 13' 6"  
**Bedroom 2:** 8' 2 x 12' 7"

**Bath:** Full  
**Unfinished Basement:** 120 sq ft  
**Property Taxes:** \$ 1039.72 (2016)

**Both properties have been rented for \$550/mo-tenants pay all utilities.**

**Personal Property Included:** (2) Refrigerator, (2) Oven

