

*Parker Realty presents...*

## 711 S 1st Street Guttenberg, IA



<b>Listing Price:</b>	\$275,000	<b>Lot Size:</b>	100 x 50
<b>Taxes:</b>	\$2246 yr	<b>Year Built:</b>	1932
<b>Square Feet</b>	3215 Sq Ft	<b>Type:</b>	Tri-Plex 3 units

Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

# *Parker Realty presents...*

<b>Basement</b>	1502 sq ft	<b>Heat:</b>	Hot Water/ (w) window A/C units
<b>Bedrooms:</b>	8Main floor	<b>Bathrooms:</b>	3 Full baths
<b>School District</b>	Clayton Ridge	<b>Utilities:</b>	City Utilities

**LISTING AGENT: Dan Parker – cell: 563-880-0273**

Investment, Income Property, 3 unit tri-plex with 1 full time tenant and 2 Air B&B units.

Main Floor unit is 3 bedrooms, full bath, Large living room, separate kitchen and dining rooms, front entrances room (w) main floor laundry hookups and basement access.

ABB #1 is 2 bedroom unit with open living room, kitchen and dining area, large full bath and laundry included. This unit has been totally remodeled and private alley access.

ABB #2 is an upper level 3 bedroom unit with huge open kitchen dining room combo, large living room, full bath and includes laundry. All updated and tastefully remodeled.

ABB units come turn key ready, includes all the furnishings.

Exterior includes newer steel roof, new entry way steps, and covers, newer vinyl siding and some new windows, off street parking in the rear for ABB customers and located only ½ block off the riverfront and 1 block from downtown!



Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

# *Parker Realty presents...*



Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)



# *Parker Realty presents...*

ABB #1



Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

# *Parker Realty presents...*

ABB #2



Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)

*Parker Realty presents...*



Parker Realty  
510 Herder Street Guttenberg, Iowa 52052  
Business Phone: (563) 252-4406 Cellular Phone: (563) 880-0273  
Licensed in Iowa  
[www.danparkerrealestate.com](http://www.danparkerrealestate.com)