

County: Cole



Type of Unit: 2 Family
 # Rental Units: 1
 # Rental Units: 2
 Apx Total Fin SqFt: 1,395
 Apx Above Grade SqFt: 1,395
 SqFt Source: County Records
 Approx Year Built: 1925
 Total Garage: 0
 Parking Description: Off Street

Transaction Type: Sale
 Area: 2 - East of Hwy 54 and S of Missouri River
 Elem School: South
 Middle School: Thomas Jefferson
 High School: Capital City High School
 Zoning: C-2
 Approx Lot Size: 150x69
 Lot Size Source: County Records
 APN:
 Leaseholds: Yes

Taxes: \$711.94
 Water Company: Missouri American Water

Tax Year: 2024
 Electric Company: Ameren UE

P & L Available: Yes
 Gas Company: Ameren UE
 # of Refrigerators: 2

Rental Income: 1,000
 Sewer System: Public Sewer

of Stoves: 2

Unit #	Date Lease Expires	Apx Totl SqFt	Rooms	Bedrms	Baths	Half Baths	Rent
1	month to month	900	5	1	1	0	550
2	month to month	495	3	1	1	0	450

Laundry: Laundry Connect All

Exterior: Brick; Vinyl Siding
 Cooling: Central Air; Window Unit(s)
 Heating: Forced Air; Natural Gas

Landlord Expenses: Sewer; Trash Collection; Water
 Tenant Pays: Electricity
 Basement Access: Walk-Out Access

Directions: Madison to Franklin. Across the street from Capital Region Hospital

Marketing Remarks: This well-maintained duplex is move-in ready with major updates already completed, including a new HVAC, roof, and sewer main. Each unit offers its own laundry hookups and an abundance of basement storage. Conveniently located next to the hospital, it's an ideal rental option for medical professionals. Perfect for an investor looking to expand their portfolio or a first-time buyer wanting to start strong—live in one unit and rent out the other for additional income. A solid property in a prime location with great cash-flow potential!

Information is deemed to be reliable, but is not guaranteed. Prepared by Nicole Patterson, GRI on Tuesday, March 24, 2026 5:09 PM. Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private. © 2026 MLS and FBS.