



Type of Unit:	3 Family	Transaction	Sale
# Rental Units:	1	Type:	
Apx Total Fin SqFt:	3	Area:	2 - East of Hwy 54 and S of Missouri River
Apx Above Grade SqFt:	2,519	Elem School:	South
SqFt Source:	2,134	Middle School:	Thomas Jefferson
Approx Year Built:	Appraiser	High School:	Capital City High School
Total Garage:	1925	Zoning:	C-2
Parking Description:	0	Approx Lot Size:	35x150
	Off Street	Lot Size	Appraiser
		Source:	
		APN:	
		Leaseholds:	No

Electric Company: Ameren UE

P & L Available: No
Gas Company: Ameren UE

Rental Income: 0
Sewer System: Public Sewer

Unit #	Date Lease Expires	Apx Ttl SqFt	Rooms	Bedrms	Baths	Half Baths	Rent
1	NA	385	3	1	1	0	0
2	NA	1,235	5	2	1	0	0
3	NA	899	3	1	1	0	0

Laundry: Laundry Connect Some

Exterior: Brick; Vinyl Siding
Cooling: Central Air; Window Unit(s)
Heating: FANG

Landlord Expenses: All Utilities
Tenant Pays: None
Basement Access: Walk-Out Access

Directions: On the corner of Madison and Franklin

Marketing Remarks: This well-maintained triplex offers versatility with 3 units that could easily be converted to 2 for more living space. Perfect for someone looking to start or grow their rental portfolio, or for an owner-occupant wanting to live in one unit while generating extra income from the others. The location is unbeatable directly across from the hospital, making it an ideal choice for medical professionals seeking convenient housing. The main and lower unit have laundry hookup. Recent updates include roof, new sewer line from the house to the main, flooring, appliances and so much more. The property shows beautifully and is ready for its next owner!

Information is deemed to be reliable, but is not guaranteed. Prepared by Nicole Patterson, GRI on Friday, September 26, 2025 11:38 AM. Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private. © 2025 MLS and [FBS](#).