



# TREIMER REALTY, LLC

91 THIRD ST. NW | PO BOX 58 | HARTLEY, IA 51346  
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**809-811 9<sup>th</sup> Avenue East – Spencer, IA**

**1 BR/ 1 Bath**  
**Utilities: SMU**  
**Year Built: 1945**  
**Sq Ft: 344 ea unit**  
**Lot: 50 x 100**



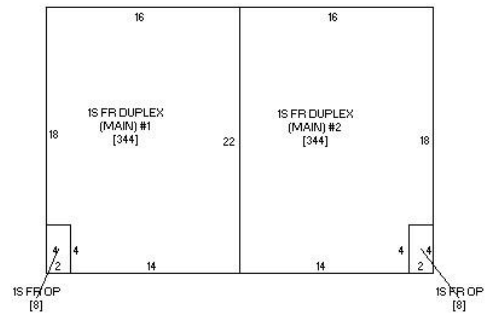
**1 BR / 1 Bath** | 809 & 811 9th Avenue East is an established duplex featuring two 1 bed, 1 bath units with long-term tenants already in place. Each unit offers 344 square feet of efficient living space. Together, the units generate \$1,200/month in total rent.

Each unit includes a stove, refrigerator, window AC unit and electric baseboard heat. The landlord is responsible for utilities, lawn care, and snow removal, with combined utility costs averaging approximately \$243.47.

The exterior was recently painted to enhance curb appeal. The property also includes a small storage addition on the back along with 3+ off-street parking spaces. It is conveniently located near the Middle School, soccer complex and ball fields.

This straightforward investment opportunity is well-suited for a first-time investor or as a simple addition to an existing portfolio. Call Treimer Realty today!

**\$105,000**



Sketch of Pin 9636-07-433-006



## Two-Family Rental Property

MARJEAN R. WESTERMAN, BROKER | RACHEL A. WILSON, SALESPERSON | KORRIE L. ANDERSON, SALESPERSON  
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