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312 E COLUMBIAN AVE NEENAH WI 54956-3302

\$53,900      MLS# 50178342

Investment Opportunity! Bring your ideas! Great Location, close to Hospital! With a newer furnace, water heater, updated electrical box, the big items are already taken care of! With some original hardwood floors, wood work and a full bathroom in the basement (ceiling not finished), the opportunities are endless! 2.5 car garage with extra storage shed! Maintenance free siding! Don't wait! Being Sold As Is.

#### FEATURES

County	Winnebago
Muni.	City of Neenah
Acreage	0.16
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	1,803
Total Sq. Ft.	1,274
Above Grade Sq. Ft.	1,274
Age/Year Built	1924
Exterior Finish	Vinyl
Style	1.5 Story
School Dist.	Neenah

#### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 16X11, Upper	Dining Room, 15X13, Main
Bedroom 2, 9X13, Upper	Kitchen, 12X11, Main
Bedroom 3, 14X8, Upper	Living Room, 24X11, Main

#### AMENITIES

Type.	Residential
Heating/Cooling	Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Block
Garage Style	Detached
Garage Spaces	2.5 Car (min width 24')
Garage Total	2

#### INCLUSIONS / EXCLUSIONS

Inclusions: None  
Exclusions: Seller's Personal Property

#### DIRECTIONS

-41 S, take Main St. exit, continue on Main St. - Smith St. - Columbian Ave.



In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

