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**\$399,900**

**Listing #DH979**

**MLS #22066527**

**213 East 2nd Street, Hermann, MO 65041**

## **INVESTMENT OPPORTUNITY!**

**INCOME PRODUCING OPPORTUNITY! ZONED COMMERCIAL!  
WOULD MAKE GREAT SHORT TERM RENTAL OR GUEST HOUSE!  
4 UNIT, 2-STORY BRICK APARTMENT BUILDING HAS A GREAT LOCATION IN DOWNTOWN  
HISTORIC HERMANN!**

**TWO ONE-BEDROOM UNITS ON THE MAIN LEVEL (1 RECENTLY UPDATED),  
TWO ONE-BEDROOM UNITS ON THE 2nd LEVEL (1 RECENTLY UPDATED).  
EACH UNIT HAS THEIR OWN REFRIGERATOR & OVEN/RANGE INCLUDED WITH  
WASHER/DRYER HOOKUP IN THE BASEMENT, FORCED AIR NATURAL GAS FURNACE  
(3 UNITS NEW 2020) & CENTRAL AIR (3 UNITS NEW 2020). 4 HOT WATER HEATERS (NEW 2020)  
& WATER SOFTENER (NEW 2020) AND UPDATED WIRING (2020).**

**BUILT IN 1940 WITH APPROXIMATELY 3,168 sq. ft. EACH UNIT INCLUDES A LIVING  
ROOM, DINING AREA, KITCHEN, BEDROOM AND FULL BATH. FULL BASEMENT,  
MOST WINDOWS ARE THERMAL VINYL TILT-IN. LEVEL 60' x 120' LOT.**

**NEW IN 2022: 20' x 26' CARPORT/PAVILLION WITH ENCLOSED STORAGE AREA,  
PATIO, FENCING & LANDSCAPING. DON'T MISS OUT ON THIS RARE OPPORTUNITY!**

## **ZONED COMMERCIAL!**



Information herein is not warranted  
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We assume no liability for errors.







