

**A Real Estate Investment Portfolio In Washington IN**  
309 SE 2nd St  
Washington, IN 47501

**\$1,500,000**  
0.210± Acres  
Daviess County



## A Real Estate Investment Portfolio In Washington IN Washington, IN / Daviess County

---

### **SUMMARY**

**Address**

309 SE 2nd St

**City, State Zip**

Washington, IN 47501

**County**

Daviess County

**Type**

Residential Property, Business Opportunity

**Latitude / Longitude**

38.653993 / -87.173547

**Dwelling Square Feet**

3269

**Bedrooms / Bathrooms**

17 / 16.5

**Acreage**

0.210

**Price**

\$1,500,000

**Property Website**

<https://www.integrityrealtyindiana.com/property/a-real-estate-investment-portfolio-in-washington-in-daviess-indiana/80706/>



## **A Real Estate Investment Portfolio In Washington IN Washington, IN / Daviess County**

---

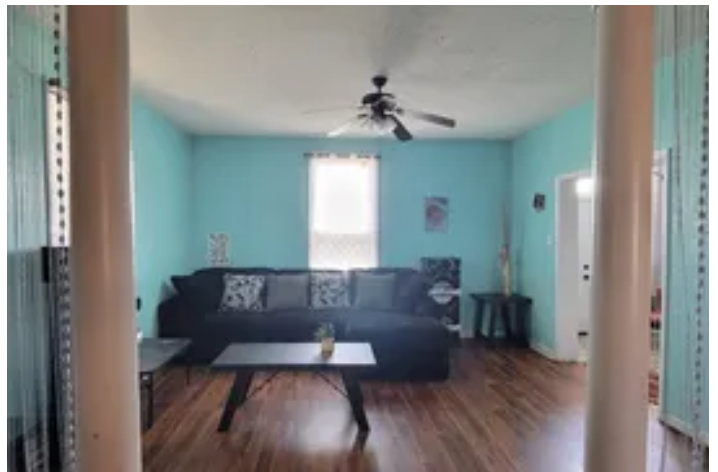
### **PROPERTY DESCRIPTION**

Great Cap Rate!! Total Gross Income of over \$20781.00 Monthly. This is a total package 19 rental Units to be sold as one Portfolio all located in Washington IN! Addresses and rents are as followed: 211 S Meridian Street (14-10-34-201-043.000-017): \$1550.00, 107 NE 2nd St (14-10-27-403-042.000-017): \$1100.00, 601 N St Rd 57 (14-10-27-401-006.000-017): \$781.00, 312 N St Rd 57 (14-10-27-401-043.000-017): \$3650.00, 308 N St Rd 57 (14-10-27-401-046.000-017) \$ 3800.00, 309 SE 2nd St (14-10-34-102-054.000-017): \$4200.00, 301 N Meridian St (14-10-27-301-146.000-017): \$1700.00. This portfolio is fully operational, with a professional property manager in place! Properties are selling Subject to Tenants Rights. A great business opportunity or investment!

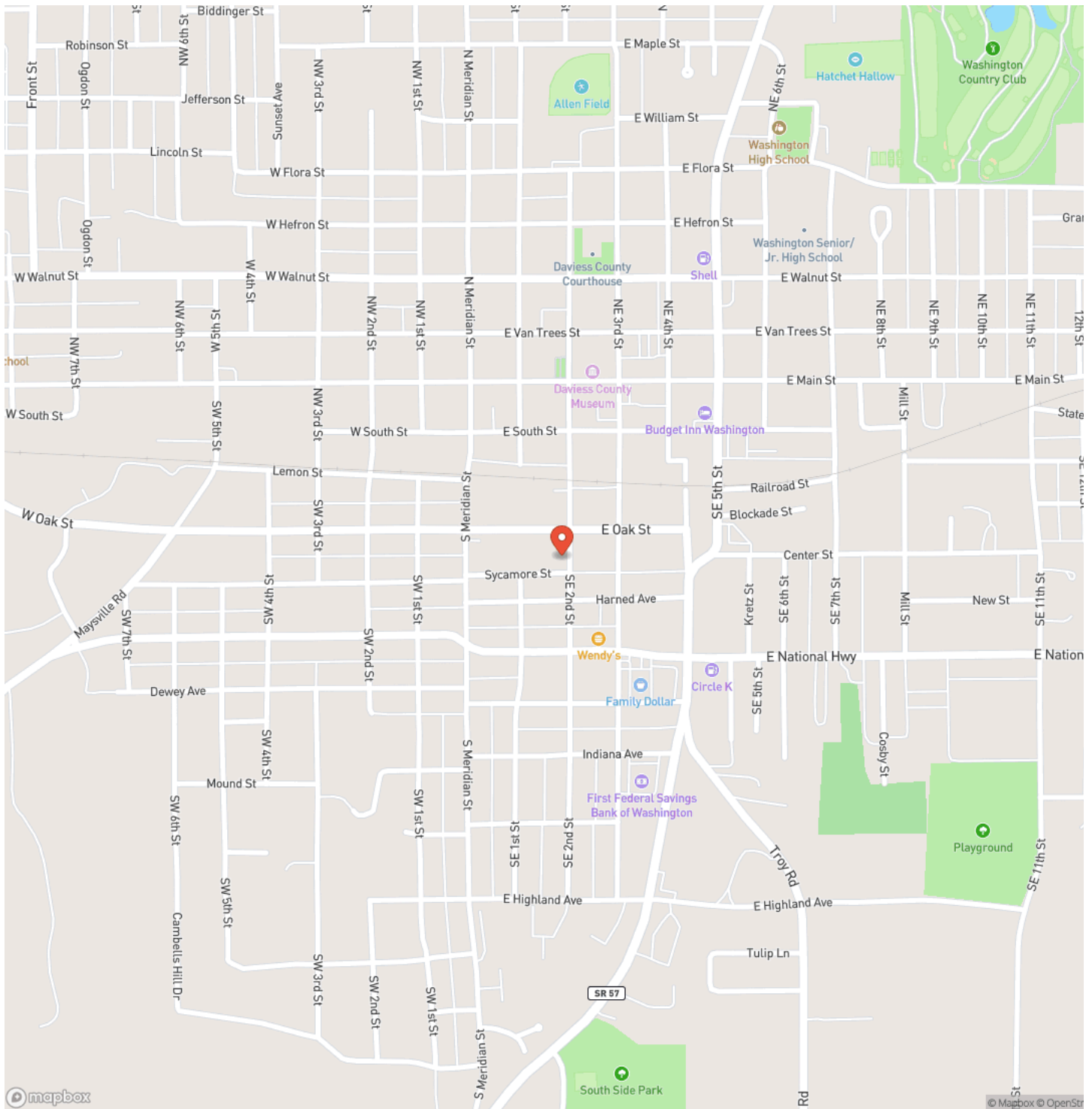


**A Real Estate Investment Portfolio In Washington IN**  
**Washington, IN / Daviess County**

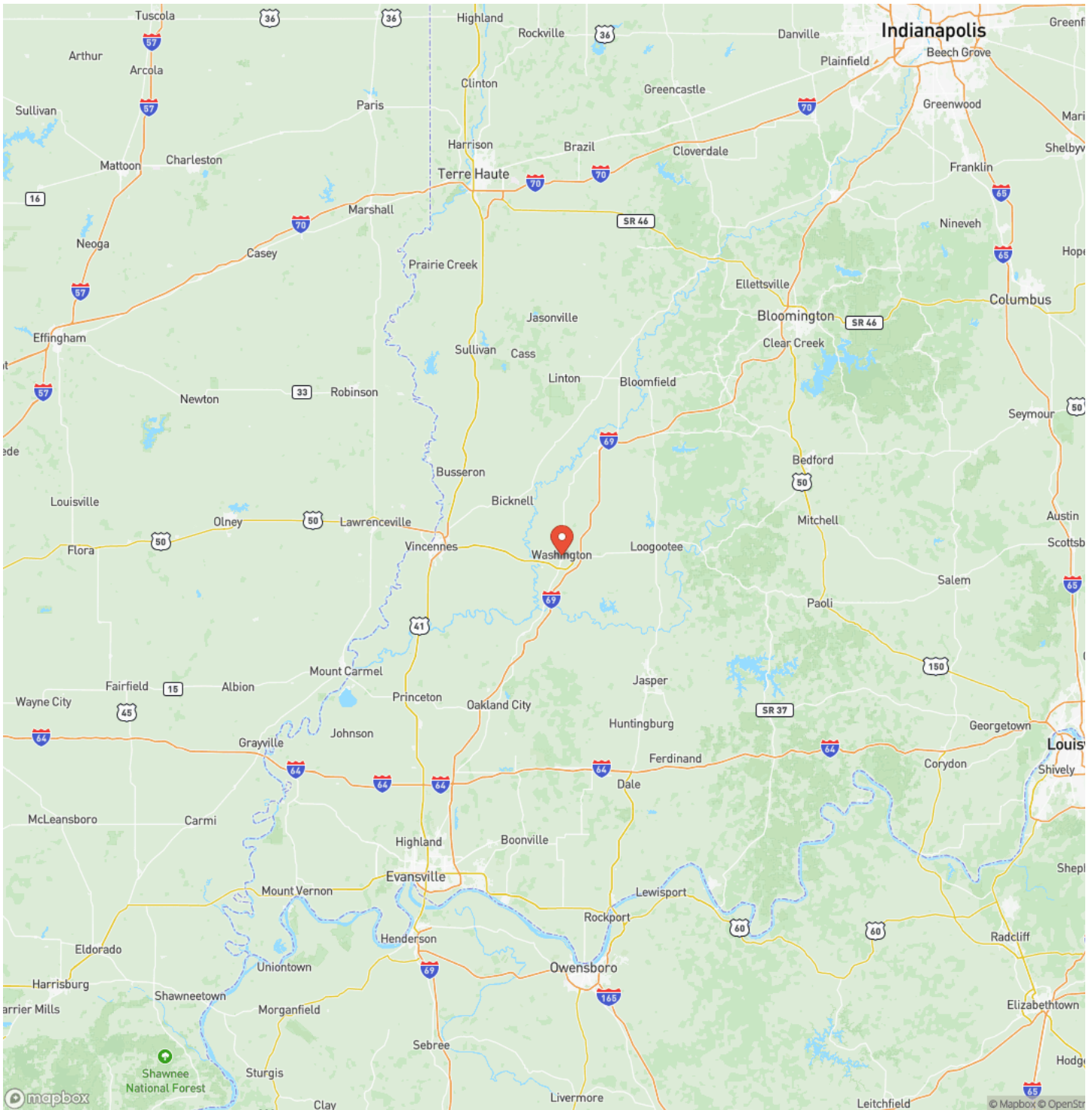
---



## Locator Map

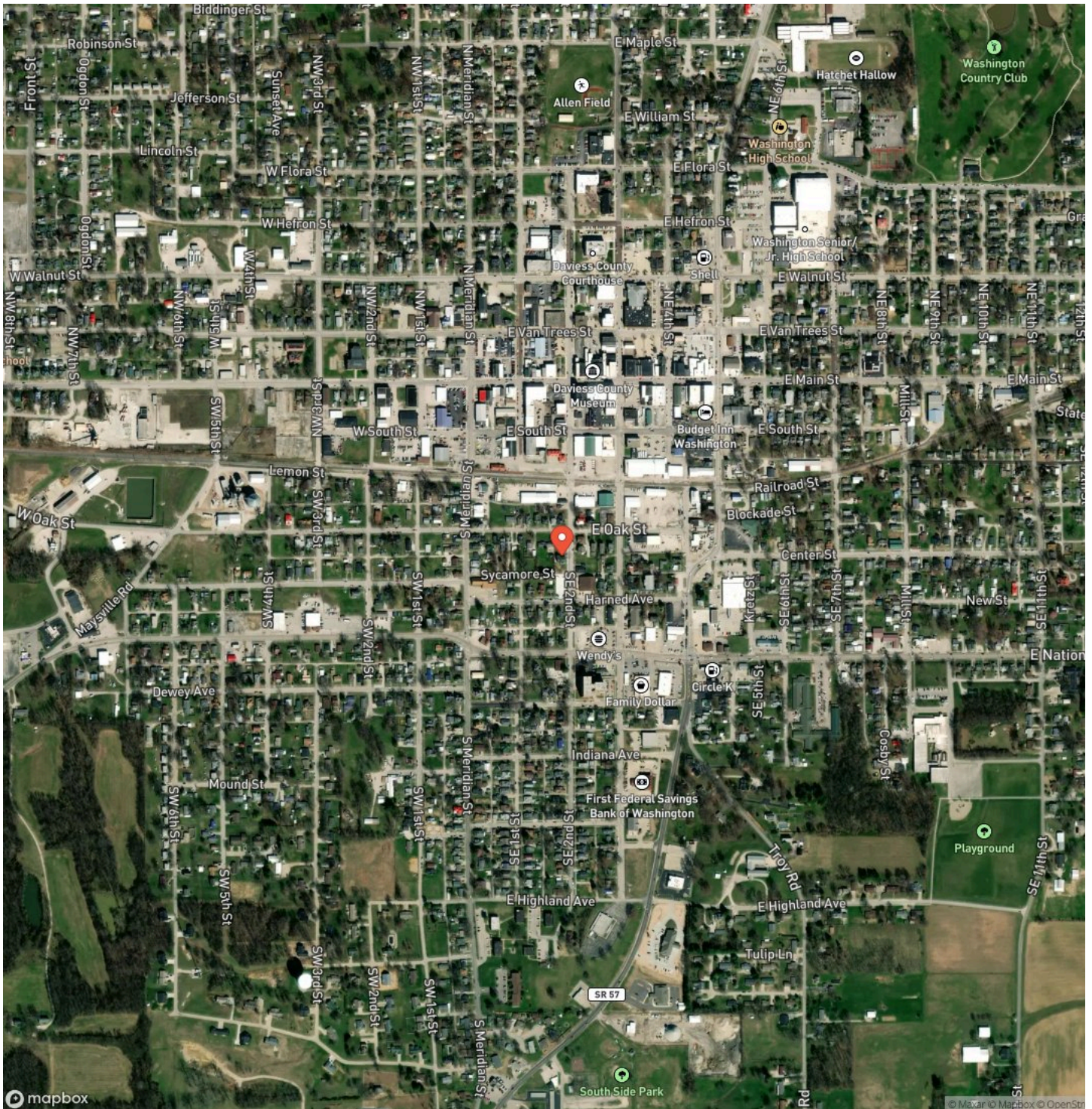


## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

[integrityrealtyindiana.com](http://integrityrealtyindiana.com)



## A Real Estate Investment Portfolio In Washington IN Washington, IN / Daviess County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Delmar Wagler

## Mobile

(812) 787-2683

## Office

(812) 636-5600

## Email

delmar@integrityrealtygroup.net

## Address

8398 E 1150 N

## City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Integrity Realty Group LLC**  
8398 E 1150 N  
Odon, IN 47562  
(812) 787-2683  
[integrityrealtyindiana.com](http://integrityrealtyindiana.com)

---