



*Presenting
A Four-unit Investment
Opportunity*



643 Illinois St & 913 7th Ave, Sidney NE



\$69,000

On the corner of Illinois St and 7th Ave, currently a vacant income property with 3 apartments and a rental house. Or a renovation opportunity to restore the main house to its former glory as a large family home with a rental house out back. Assessed value of \$121,685 but priced to sell at \$80,000. Carpets removed displaying the wood floors. Main house features 3 kitchens, 4 baths, living rooms, wood stairs, enclosed front porch, and raised back porch. Great potential in a 2,048 square foot, 1 ½ story house with an additional 1,574 square foot in the basement.

FOR PERSONAL SHOWING CALL

Mike Benson

Box 202/200 W 4th St., Julesburg, Co 80737

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Office: (970) 474-2000 Mike's cell (970) 520-1778

Taxes: \$2,668.92 (2025)

Lot size: 11,146 sf

House 1 size: 2,048 sq. ft.

House 2 size: 480 sq. ft.

Built: 1917

Garage: none

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