



**Presenting
A 2-unit Apartment Building
Investment Opportunity**



829 15th St, Sidney NE

\$79,000



Built in 1926, this 2-unit apartment building has 1,667 square feet of living area on the main floor plus 1,140 sq. ft in the basement. The main unit has 2 bedrooms and 1 bath on the main floor, dining room, living room, and large kitchen, plus a non-conforming bedroom and $\frac{3}{4}$ bath in the basement. The back of the building is another apartment with 1 bedroom and 1 bath. Off-street gravel parking for several vehicles. Downtown location in easy walking distance of many stores and business establishments.

FOR PERSONAL SHOWING CALL

Mike Benson

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

Web: <http://www.benson-realty.com>

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Taxes: \$888.70 (2024) Lot size: 4,332 sf

House size: 1,667 sq. ft.

HVAC: forced air gas furnace Built: 1926

Garage: none

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