



---

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

---



**829 15th St, Sidney NE**

**\$120,000**



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**

**Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737**

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is or will be acting as Transaction Broker in any transaction and will not be the agent of the Buyer.

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

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

**e-mail: [mbenson@kci.net](mailto:mbenson@kci.net)**

**Taxes: \$888.70 (2024) Lot size: 4,332 sf House size: 1,667 sq. ft.**

**HVAC: forced air gas furnace Built: 1926 Garage: none**

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

**e-mail: [mbenson@kci.net](mailto:mbenson@kci.net)**

