



*Presenting
A Two-unit Investment
Opportunity*



643 Illinois St & 913 7th Ave, Sidney NE



\$80,000



Built in 1917, two houses on an 11,146 sq. ft. lot. 1) A 1 ½ story house divided into 3 apartments of 1 bed, 1 bath per unit. All units in need of rehabilitation, although trash out, cat urine remediation (1 unit), and carpet removal has taken place. 2,048 sq. ft. above ground, and 1,574 sq. ft in the basement. 2) To the south of the main unit, a house of 480 sq. ft with 1 bedroom and 1 bath.



**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: \$2,042.54 (2024)

Lot size: 14,000 sf

House 1 size: 2,048 sq. ft.

House 2 size: 480 sq. ft.

Built: 1917

Garage: none

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