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

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**829 15th St, Sidney NE**

**\$99,000**



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**

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**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**

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