



*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 ¾ 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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Taxes: \$1,085.88

Lot size: 4,332 square feet

House size: 1,667 sq. ft.

HVAC: forced air gas furnace

Built: 1926

Garage: none

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