

Listing #1



427 M St, Neligh, NE 68756

List Price	\$70,000
Status	Active for Sale
Listing ID	11056318
Property Type	Multi-Unit
County	Antelope
Neighborhood	Neligh
School	NELIGH-OAKDALE SCHOOLS
Total Tax	\$2,475
Tax ID	000005500
Year Renovated	1990

Check out this great opportunity to own your own investment property with a minimal cost to you. This property features 6 apartment units and one office space. Rental space is in short supply and this gives you the opportunity to secure a good monthly income and provide the answer to a real need in the community. With little effort on your part you can begin receiving income immediately. Rent these units as is or renovate as you wish and increase the rate. The complex is located in the heart of the community making it an attractive location for prospective tenants. The property offers 6 apartment rentals, one 2 bedroom and five 1 bedroom units and an office space of 2496 sq ft right on main street. Call us today for further information or to schedule a time to look for yourself. Property is being sold "as is" Several portions of this building are unused and could easily be renovated for additional income producing space. Current owner is not renting the vacant units available at this time due to their intention to sell the property. However there continues to be a very active market for rental units in the area.

Listing brokered by White Realty & Appraisal, contact Nancy White, 402-887-5142, %m, at whiterealty@citlink.net Phone 402-887-5142 or %m

Property Details

- 7 Total Bedrooms
- 6 Full Baths
- 9600 Sq. Ft.
- Renovation: 7
- 6336 Sq. Ft. Lot
- Built in 1914
- Renovated 1990
- 2 Stories
- Available 2/23/2022
- Apartment Style
- Lower Level: Unfinished

Unit Information

- Unit #1 – Office, Gross Area: 616, Net Leasable Area: 616, Rent Price: 325, Half Baths: 1, Occupied
- Unit #2 – Residential, Gross Area: 572, Net Leasable Area: 572, Rent Price: 375, Bedrooms: 1, Full Baths: 1, Occupied
- Unit #3 – Residential, Gross Area: 1664, Net Leasable Area: 1664, Rent Price: 625, Bedrooms: 2, Full Baths: 1, Half Baths: 1
- Unit #4 – Residential, Gross Area: 500, Net Leasable Area: 500, Rent Price: 425, Full Baths: 1
- Unit #5 – Office, Gross Area: 814, Net Leasable Area: 814, Rent Price: 250, Half Baths: 1
- Unit #6 – Residential, Gross Area: 506, Net Leasable Area: 506, Rent Price: 275, Bedrooms: 1, Full Baths: 1, Occupied
- Unit #7 – Residential, Gross Area: 780, Net Leasable Area: 780, Rent Price: 425, Bedrooms: 1, Full Baths: 1
- Unit #8 – Other, Gross Area: 880, Net Leasable Area: 880, Rent Price: 300
- Unit #9 – Other, Gross Area: 2200, Net Leasable Area: 2200

Interior Features

- Corner Unit
- Natural Gas Avail

Exterior Features

- Masonry - Brick Construction
- Brick Siding
- Tar Roof
- Municipal Water
- Municipal Sewer

Community Details

- Walk-up (Bldg. Style)

Taxes and Fees

- Tax Year 2022

Listed By

Nancy White, White Realty & Appraisal 402-929-0252 whiterealty@citlink.net

Listing data is deemed reliable but is NOT guaranteed accurate.