



**902-902 1/2 W 8TH AND 710 N. JESSIE
NORTH PLATTE, NE**



Three investment opportunities with varied rental options.

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

Email: tami@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$235,000

Location

902-902 1/2 W 8th St and 710 N. Jessie Ave., North Platte, NE

Legal Description

Tract 1: Lot 8, Block 111, Original Town of North Platte, Lincoln County, Nebraska.

Tract 2: Lot 1, Block 8, Hinman's Second Addition to North Platte, Lincoln County, Nebraska.

Tract 3: Lot 1, Graham Administrative Subdivision, North Platte, Lincoln County, Nebraska.

Tract 4: Lot 1, Stellman Second Replat, North Platte, Lincoln County, Nebraska.

Tract 5: Lot 1, Stellman Replat, North Platte, Lincoln County, Nebraska.

Property Summary

This investment opportunity presents a compelling trifecta with two distinct houses and a rentable garage, offering multiple income streams. Located at 710 N. Jessie and 902 & 902 1/2 W. 8th, each property provides appealing living spaces for various tenants. The property at 710 N. Jessie is a nice single-family home with one bedroom and one bath, currently rented at \$700 per month, making it ideal for singles or couples seeking a cozy dwelling. Meanwhile, 902 W. 8th features a multi-unit residence with a spacious three-bedroom, two-bath unit downstairs rented at \$1,400 per month, and an upstairs 902 1/2 W 8th unit consisting of one bedroom, one bath with a full kitchen, leased at \$450 per month. This multi-unit setup offers versatility for different tenant needs or the potential for owner occupancy combined with rental income. Additionally, the property includes a two-car garage, serving as an extra income source at \$125 per month, suitable for storage or vehicle parking. Overall, the properties together generate \$2,675 per month, providing a consistent cash flow that is attractive to investors. However, prospective buyers should take into account that the properties are being sold "as is, where is".

Showings are subject to tenant occupancy conditions, requiring a 48-hour notice for 710 N. Jessie, and 902 1/2 W. 8th is currently not available for viewing. Furthermore, a survey is needed to formally separate the two-car garage and 710 N. Jessie from 902 & 902 1/2 W. 8th. This investment opportunity encompasses a solid income potential with its varied rental options.

All information is taken from the Lincoln County assessor's card and is not a guarantee or no way a warranty

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

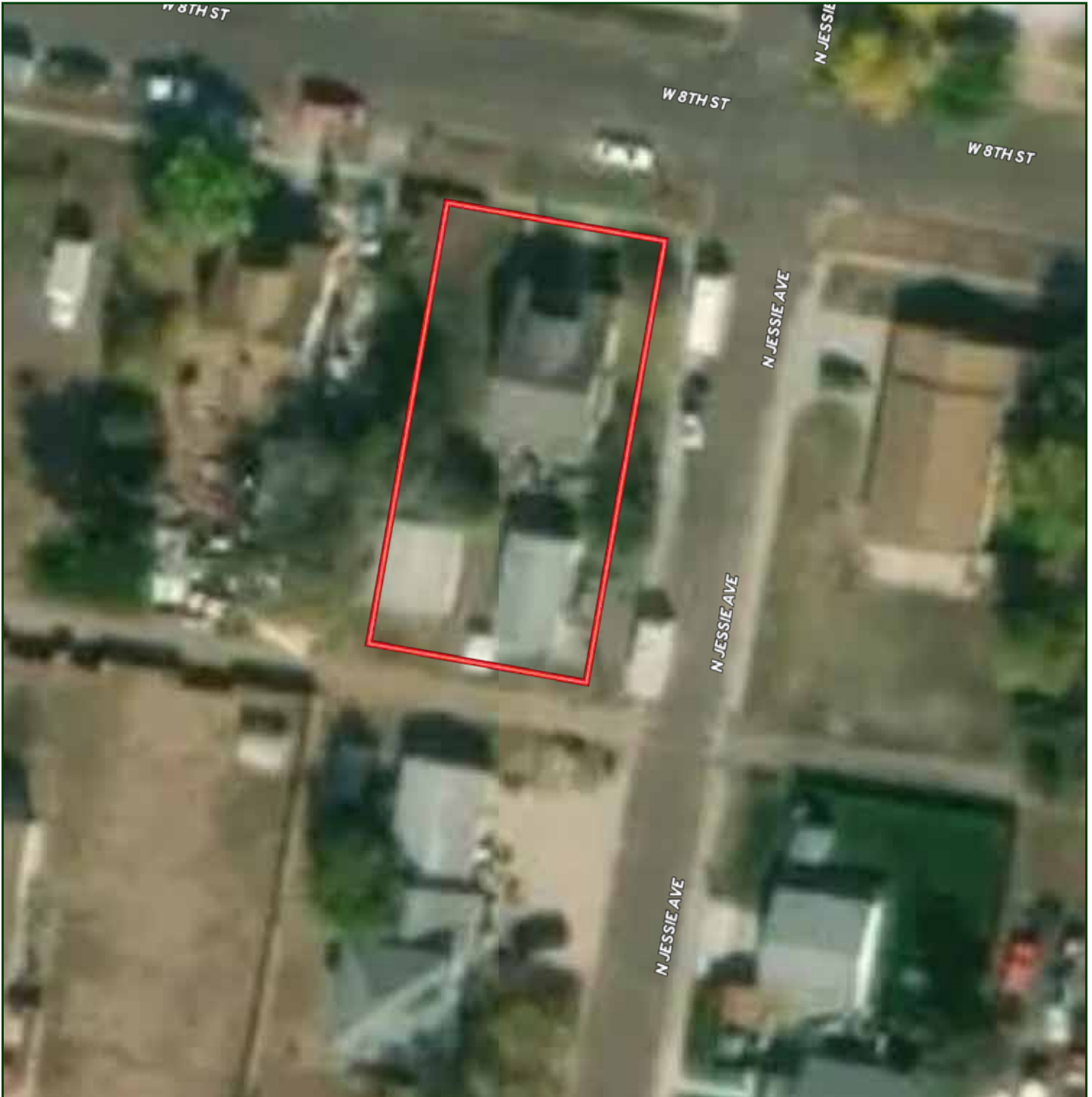
Email: tami@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

Email: tami@lashleyland.com

PROPERTY IMAGES



902 W. 8th



PROPERTY IMAGES



902 W. 8th



TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

Email: tami@lashleyland.com

PROPERTY IMAGES



710 N. Jessie





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

Like us on Facebook
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101



TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

Email: tami@lashleyland.com