

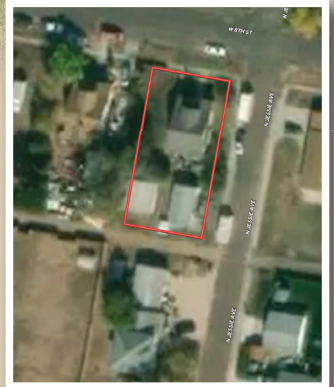
902-902 1/2 W. 8TH / 710 N. JESSIE AVE. • North Platte, Nebraska



\$235,000

**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.



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