



**610 AND 612 ELM ST.
SUTHERLAND, NE**



Two income-producing properties on one parcel.

SHANE MAUCH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$230,000
Location	610 and 612 Elm St., Sutherland, NE 69164
Legal Description	BEBOUT'S SUB. (OF L.10 OF CLARKSONS SUB. OF NE1/4 29-14-33) LOT 20
Taxes - Estimated	\$1,527.44

Property Summary

Investors Special!

Don't miss this excellent opportunity to own two income-producing properties on one parcel. Both units are currently occupied, making this a great investment opportunity.

610 Elm St. (944 sqft)

This home offers:

A spacious living room

2 bedrooms

1 bathroom

An open kitchen

An unfinished basement, ideal for storage or potential additional living space

Situated on a corner lot, the property also features:

A small fenced backyard

An 18x22 garage

An 8x22 fully enclosed lean-to for additional storage

612 Elm St. (396 sqft)

This recently renovated home features:

1 bedroom

1 bathroom

A kitchen and living area

A cozy backyard

This unit is all electric and offers updated appeal for tenants or future occupants.

Additional Information:

- Both properties are currently occupied
- Please allow 24-48 hours notice for all showings
- Properties are being sold together As-Is
- Contact the listing agent for details regarding current lease terms

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.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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