

# 610 AND 612 ELM ST. • Sutherland, Nebraska



**\$230,000**

## **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)**

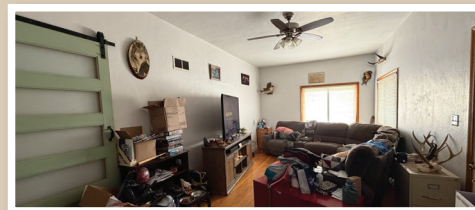
This recently renovated home features:

- 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

**Taxes:** \$1,527.44



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