

402 - 404 W. 30th Street Kearney NE

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Duplex \$149,500.00

Great Investment Opportunity in Kearney or purchase for your College age students and rent the other side to make the payment! 1 Bed 1 Bath & 1 Bed 2 Bath units. There are Family Rooms in the basement that are finished. 1,100 sq ft on each side (550' each on main floor)

All appliances stay including refrigerators, stoves, and washer/dryers. Refinished wood floors. Brick exterior. Trim paint & roof work to be completed with an acceptable offer. Nice storage shed. Updated Wiring, Breakers & Plumbing. **Need 24-48 hours' notice for indoor showings.**

Only 8 Blocks from UNK campus. Both units in very good condition and currently have Tenants. Rents are \$600 and \$650 with tenants paying their own electric, gas, and cable. Tenants on month to month leases as of August 2019. Note: This property is not in the MLS.



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Broker is Agent for the Seller: Information was obtained from sources deemed reliable, but Broker makes no guarantee as to accuracy.

All prospective Buyers are urged to fully inspect property and rely on their own conclusions. NOT Listed in the MLS.

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