

# FULLER & ASSOCIATES REALTY, LLC

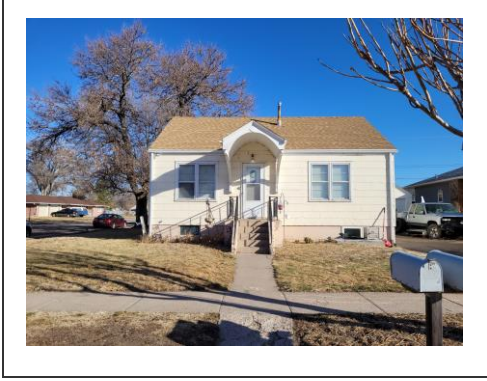
202 East 3<sup>rd</sup> Street

Office: (308) 284-2100 Fax: (308) 284-2124

Information believed to be accurate, but not guaranteed



**Investment Property \$179,000 Excellent Return!**



## **701 East 2<sup>nd</sup> St. Ogallala, NE 69153**

Lot 5 Block 13 Original Town Keith Co. NE

**House with garage plus duplex**

House at 701 East 2<sup>nd</sup> St. 3 bedroom, 2 bath, plus garage. Refrigerator, stove, dishwasher included. Landlords pays trash and water, tenant pays electricity. Fresh paint, new bath.

**Currently rented for \$950.00 mo**

Duplex Apt A 2 to 3 bedroom, 1 bath, laundry in kitchen. Tenant pays electricity, landlord pays trash and water. Stove, refrigerator, dishwasher included.

**Currently rented for \$700.00 mo**

Duplex Apt B 1 bedroom 1 bathroom. **Rent \$400.00 mo**, tenant month to month. Tenant pays electricity, landlord pays trash and water. Stove, refrigerator included.

The house had a new roof 2019, new HVAC and hot water heater in 2019.

Duplex new siding, new roof and resealed 2019. Separate elec. meters for each unit.

Please 24 hour notice to view all properties.

**\$2050. monthly rental income on this property makes it an excellent investment now!!**

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