



\$230,000

POTTER, NE,

<https://wolffpakre.com>

Great investment opportunity. This duplex features two well-maintained units, each with 2 bedrooms, 1 bathroom, and an attached 1-car garage. Both units include inviting front porches. Ideal for owner-occupants looking to offset their mortgage with rental income, or investors seeking a solid addition to their portfolio. Live in one side and lease the other, or [...]

- TOWNHOUSE/CONDO
- RESIDENTIAL
- ACTIVE

Rooms & Units Description

Bedroom: Main: 4

Bedroom 2: Size: 15x10

Bedroom 4: Size: 15x10

LIVING ROOM: CARPET,LAMINATE

DINING ROOM: KIT/DIN COMBO,VINYL

Kitchen: Size: 15x11

Mstr Bdrm: Size: 15.5x12

Bedroom 3: Size: 15.5x12

Baths: Main: 2

Living Room: Size: 18.5x12

KITCHEN: ELECTRIC RANGE,REFRIGERATOR



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Phone: 3082493088

Location Details

Property Area: SIDNEY NE

STREET/ROAD: GRAVEL,CITY
MAINTAINED,ALLEY ACCESS,SIDEWALK

LANDSCAPING: AUTO SPRINKLER,ESTABLISHED
YARD

Property Details

STYLE: RANCH

SQ. FT. ABOVE GROUND: 2001-2300

APPROX. AGE: 26-40 YRS

PARCEL #: 170051773

AUCTION: NO

Property Features

GARAGE CAPACITY: TWO

GARAGE TYPE: ATTACHED

BASEMENT: NO

UTILITIES: CITY WATER,CITY SEWER,NATURAL
GAS,ELECTRICITY

ROOF: ASPHALT

LAUNDRY: MAIN

EXTERIOR FEATURES: HARDBOARD **HEATING/COOLING:** GAS FORCED AIR,CENTRAL AIR

WATER HEATER: GAS,40 GAL+

CONSTRUCTION: FRAME

POSSESSION: AT CLOSING

Fees & Taxes

TAXES: \$1,945

TAX YEAR: 2025

Courtesy of

Office Name: Wolff Haus Real Estate, APPOINTMENT ONLY,CALL AGENT



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