

**1424 4TH AVE  
SCOTTSBLUFF, NE**



A historical apartment building with several updates.

**DODI OSBURN**

Sales Associate

Cell Phone: 402-322-5777

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$599,900</b>
<b>Location</b>	1424 4th Ave., Scottsbluff, NE
<b>Legal Description</b>	LT 1, BLK G, Second ADD
<b>Taxes - Estimated</b>	<b>\$7523.96</b>

## Property Summary

Calling all investors! This is a very rare find. This 1917 building is registered at the historical society as historical building. It features (7) 1 bed, 1 bath units, and (5) 2 bedroom units. This property has excellent cash flow. There are many updates including newer roof, and updated boiler. Half of the plumbing has been updated and the electrical was updated 11 years ago. Call for more information including financial documents. No showings until after an offer is accepted by the Seller.

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.

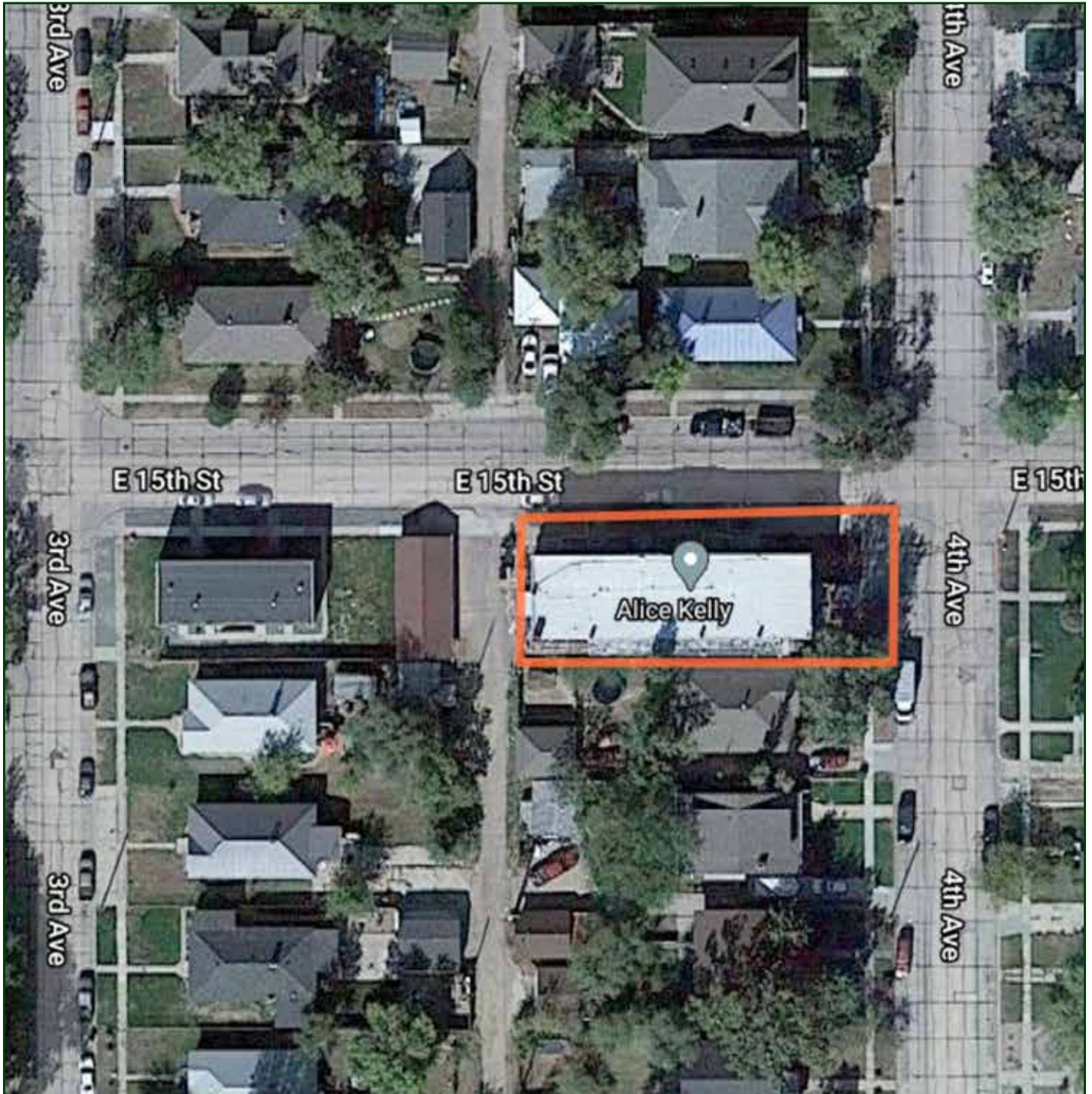
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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### Mike Lashley, Owner|Broker

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Bryan North, Tami Timmerman-Lashley,  
Randy Helms, and Dodi Osburn

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