

Monroe Place
 6 units on Main level
504 Monroe Street, Lexington, NE 68850
 4,366 square feet Ranch Style 6-Plex



For Sale: \$300,000
 Contact Mike McCann Broker
 308-627-3700 or mike@mikemccann.com

Located on east side of Lexington, the apartments are in high demand. Property has been full for years. This property had a new roof, gutters, and exterior paint in 2016. Good condition. This 6 unit complex would pair well with the 6-plex for sale at 204 W. 6th, or 3-plex at 107 W 9th, by the same owner and this agent. Operating expenses include the cost of a property manager. Tenants pay own utilities. Owner pays water, sewer, trash, yard lights. Low maintenance property. Great investment with a positive cash flow of over 9.8%!! Bank letter confirming funds and/or loan ability required before viewing individual units. Call Mike for Cash Flow information.

FOR SALE

MACH1 REALTY
 FARM HOME AUCTION
 WWW.1MACH1.COM

Broker is agent for the Seller.
 Information is deemed reliable
 but not guaranteed!

204 W 6th Lexington, NE
\$300,000 6-Plex

107 W 9th Lexington, NE
\$150,000 3-Plex