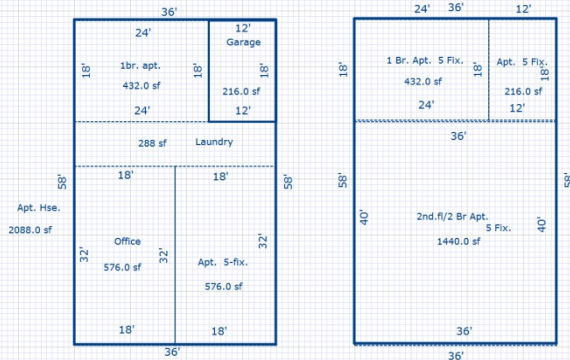


# Bel Apartments 6 Plex

204 W 6th Street, Lexington, NE 68850  
4,176 square feet 3 units each level 3 garage stalls



3-car garage in back. 30x20 sf



100% Occupancy with Waiting List!

For Sale: \$300,000

Contact Mike McCann Broker  
308-627-3700 or [mike@mikemccann.com](mailto:mike@mikemccann.com)



Located near downtown, the apartments are in high demand. Property has been full for years. Many updates + reroofed within the past 7 years. Excellent condition. The 6 unit complex would pair beautifully with a three plex for sale a few blocks away at 107 W 9th, Lexington, NE 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. Onsite coin laundry and three garage stalls. Great investment with a positive cash flow of almost 10%!! 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](http://WWW.1MACH1.COM)

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

