

# Christmas City Condos 8 Units Fully Rented

535 N Minden Ave, Minden, NE 68859

6,298 square feet 3 Levels

On Street and Off Street Parking



**For Sale: \$370,800.00**

Contact Mike McCann Broker

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



**100% Occupancy with Waiting List!**



Located on edge of Downtown Minden, the apartments are in high demand. Property has been full for years. Unique Property. Recent Improvements include 2017 complete remodel of basement units. Very nice quality on this historic building built in 1932. Tenants pay own utilities. Owner pays water, sewer, trash, yard lights. Positive cash flow of 11.52% makes this a great buy! Built Like a Brick Tank!! Onsite Laundry. 2 private Yards. Bank letter confirming funds and/or loan ability required before viewing individual units.

Call/text/e-mail Mike for Cash Flow information.

**FOR SALE**  
  
**MACH1 REALTY**  
FARM HOME AUCTION  
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Broker is agent for the Seller.  
Information is deemed reliable  
but not guaranteed!



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and Investment Type  
Properties For Sale in  
Nebraska or the USA!  
I can Help you reach  
your goals!

