

## 110 E Hwy 20, Cody, NE



**\$69,950**

Active for Sale

This is the former location of the historic Cowboy Filling Station on the east side of Cody, NE along Highway 20. Situated on almost 3/4 of an acre is a 1,048sqft apartment building featuring a 1 bedroom/1 bath and a 2 bedroom/1 bath. The two-bedroom includes a refrigerator, stove, and stackable washer/dryer and new flooring has been recently installed throughout. The one-bedroom does not include any appliances and is move-in ready. Many improvements have been made including exterior paint, flooring, windows, and a metal roof. Most recently the old station has been removed from the property making it more desirable at the town limits for unlimited ventures. The apartments are a great investment opportunity with limited lodging and/or rental options along the 90 mile stretch from Valentine to Gordon, NE. Previous Rental Income: \$400/mo per unit plus 40% monthly electric for 1 BR and 60% monthly electric for 2 BR Utilities: Water/Sewer/Trash paid by Owner

- Residential Rental
- Apartment Style
- 3 Bedrooms
- 2 Full Baths
- 1048 SF.
- 0.73 Acres
- Built in 1930
- Open Kitchen
- Covered Porch
- Street View
- Private View
- City View



**Janelle Johnson**

Stracke Land & Realty

Office: 402-340-2990

Cell: 402-322-1011

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