

# Investment Property For Sale

**455A, 455B  
& 460C Austin  
Colby, KS**



**\$175,000**

## LEGAL DESCRIPTION

LOT 1, BLOCK 1, LUNSWAY SUBDIVISION TO THE CITY OF COLBY, THOMAS COUNTY, KS

## GENERAL INFORMATION

### Triplex for SALE

**CONST:** Frame / Brick  
**AGE:** 1965  
**LOT SIZE:** 130 x 125  
**A/C & HEAT:** Central  
**2009 Taxes:** \$2,823.50

- (1) 2-3 Bedroom Apartment
- (1) 3 Bedroom Apartment
  - Includes: Office and both front and back entrances.
- (1) 4 Bedroom Apartment – 2<sup>nd</sup> level
  - Includes: Office, patio and fenced backyard.
- All units come with a stove, refrigerator, garbage disposal and washer/dryer hookups.
- Triplex has a full unfinished basement, 2 car garage and sprinkler system.
- Current Rent is \$1,700/month
- Tenants Pay All Utilities



**Start investing your money the right way. Rentals in Colby are a huge market, there are never enough rental properties. Call Terry Stover to take a look at this great investment opportunity!**



**STOCK REALTY & AUCTION CO.**  
*Land Brokers and Auctioneers*

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