

LISTED AT
\$132,500



**760 W. 6TH STREET
COLBY, KS**

PROPERTY FEATURES

- BEDROOMS: 3
- BATHROOMS: 2
- MAIN FLOOR SQ FT: 1,068
- BASEMENT SQ FT: 1,068
- APPROXIMATE TOTAL FINISHED SQ FT: 1,868
- GARAGE: 1 CAR
- NICE CURB APPEAL
- FIREPLACE (HAS NOT BEEN USED)
- 24' X 30' METAL BUILDING IN REAR YARD
- ATTIC AREA OFFERS EXTRA OPPORTUNITY



BigIron
REALTY

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"AN AGENT OUT SELLING"

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CALL OR TEXT

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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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MAIN FLOOR SQ FT: 1,068

TOTAL: 1,868 SQ FT

BASEMENT SQ FT: 1,068

LR: 12' 6" x 21"

BR: 10' x 12"

Full Basement

KIT: 11' x 11'

BR: 10' 6" x 12'

BR: 12' x 12'

DR: 9' 6" x 12' 10"

ENTRY: 4' x 4'

BATH: 3/4

BATH: Full

* Unfinished Attic Area- 600 Sqft

OTHER: 15' x 30'

* Metal Building- 24' x 30'

CONSTRUCTION: FRAME

HEAT: FORCED AIR GAS

2023 TAXES: \$2,106.04 /YR

AGE: 1947

A/C: CENTRAL

AVG* CITY BILL: \$126.00/MO

LOT SIZE: 8,281 SQFT

AVG* GAS BILL: \$60.00/MO

GARAGE: 1- CAR 11' X 20' SQFT

**AVG BASED ON CURRENT OWNERS' USAGE*

ABOUT THE PROPERTY

*Full of Potential

*Good curb appeal with style of home

*Fireplace (has not been used)

*This home has been used as a rental income property. (Current rent \$800 per month)

*24 hours notice would be appreciated

*Stairway to attic off dining room

*Attic area is extra space, just ready for you to create you own space

*Current tenant is using part of the

basement finished area for a 4th bedroom

*Range and refrigerator (as is)

*24'x 30' metal building in rear yard with access off alley

*This would be a great rental income property with the bonus of metal building OR a charming home at an affordable price...full of opportunity.



LEGAL DESCRIPTION: LOT E2 OF 16-20 BLOCK 65 WEST ADDITION TO CITY OF COLBY, THOMAS COUNTY KS