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\$330,000

(2) Duplexes

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opportunity to
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Both duplexes
have a
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history

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Pat Sloan
Associate
Broker

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REALTOR® EQUAL HOUSING
OPPORTUNITY

1240-1242 / 1250-1252 E. 9th St. - Colby, KS.



Property Type/Zoning: Residential

Property Sub Type: Duplex

Construction: Frame / Brick

Stories: One

Approx. Sq Ft: 1,512 (1240 / 1242)

Approx. Sq Ft: 1,568 (1250 / 1252)

County: Thomas

Heating: Central Cooling: Central Air

Average Utilities

City (1240) - \$145.34 (1242) - \$106.00

Midwest Energy (1240) - \$42.00
(1242) - \$40.00

City (1250) - \$118.35 (1252) - \$144.00

Midwest Energy (1250) - \$61.00
(1252) - \$52.00

2025 Taxes:

1240 / 1242 - \$2886.96

1250 / 1252 - \$2,444.18

1240 E 9th St. (Built 1975)

Living Room	13.4 x 15.3
Kitchen	12.6 x 9.2
Laundry in Kitchen	
Bedroom	12 x 13.4
Bedroom	11 x 7.10
Bathroom	7.4 x 6.4

1242 E 9th St.

Living Room	13.6 x 13
Kitchen	11.8 x 8.10
Laundry in Kitchen	
Bedroom	12 x 12
Bedroom	10.10 x 7.9
Bathroom	7.8 x 8.4

Legal Description:

Lot One (1), Block One (1) Eastern
Heights Addition, City of Colby,
Thomas County, KS.

1250 E 9th St. (Built 1975)

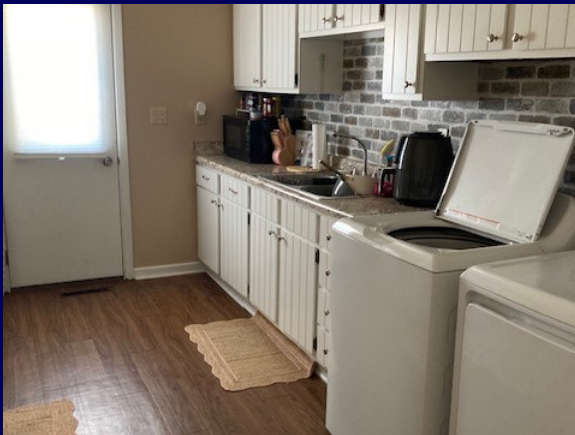
Living Room	14.6 x 15.9
Kitchen	11.8 x 8 x 10
Bedroom	11.4 x 9.8
Bedroom	11.2 x 10
Bathroom	11 x 7.4
Laundry in Bathroom (re-done)	

1252 E 9th St.

Living Room	17.8 x 14.6
Kitchen	11.8 x 10
Laundry in Kitchen	
Bedroom	11.10 x 11.2
Bathroom	7.4 x 7.4

Legal Description:

Lot Two (2), Block One (1) Eastern
Heights Addition, City of Colby,
Thomas County, KS.





Backyard 1240/1242



Backyard 1250/1252

Good rental history during sellers 19 years of ownership.
 All four apartments have an open concept kitchen, dining area and living room.
 Low maintenance siding.
 Great off street parking.
 Close to the Baseball/Softball fields, Country Club/Golf Course.
 Quiet Neighborhood.

Personal Property Included: (4) Stoves, (4) Refrigerators, (2) Dishwashers, (4) Dryers, (4) Washers, Blinds, (3) yard buildings. All personal property "AS IS".

Information has been obtained from sources deemed reliable; Broker does not guarantee information.