



FOR SALE: Nice Duplex located at 909 3rd Ave. So., Hettinger, ND.

Unit 1: 3-Bedroom with 2- $\frac{3}{4}$ bathrooms and nice size 2-car attached garage. Unit includes stove, fridge, dishwasher, stacking unit washer and dryer, propane forced-air heat, central A/C, deck with awning and patio. This unit consists of 1510 sq. ft. with no basement and was built in 1963. Garage was extended to 2-car in 1991.

Unit 2: 1-Bedroom, 1-bathroom with 1-car attached garage. Unit includes fridge, deepfreeze, living room window treatments, propane forced-air heat and central A/C. Laundry hook-ups in the basement. This unit consists of 1020 sq. ft. with 396 sq. ft. unfinished basement and was built in the 1920's.

Lot size is 100' x 140'.

Unit 1 needs some TLC and seller will allow \$15,000 repair allowance.

Both units have been updated with siding and shingles.

PRICE REDUCED \$145,000. Taxes \$1945.

Live in one unit and have the rental unit help make mortgage payments.