

# Townhome Combo For Sale



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## 306 & 308 S Walnut Arnold

### *A Transformative Opportunity!*

Blank slate, endless possibilities: Purchase both unfinished townhome units and transform them into one spacious multi-bedroom, multi-bathroom home customized to fit your vision and needs. The property also offers excellent investment potential - live in one side and rent out the other, create a multi-generational setup, or design an income-producing property tailored to your goals.

Located in the heart of Arnold, Nebraska, you'll enjoy quiet streets, friendly neighbors, and a strong sense of community.

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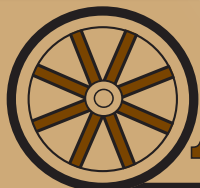
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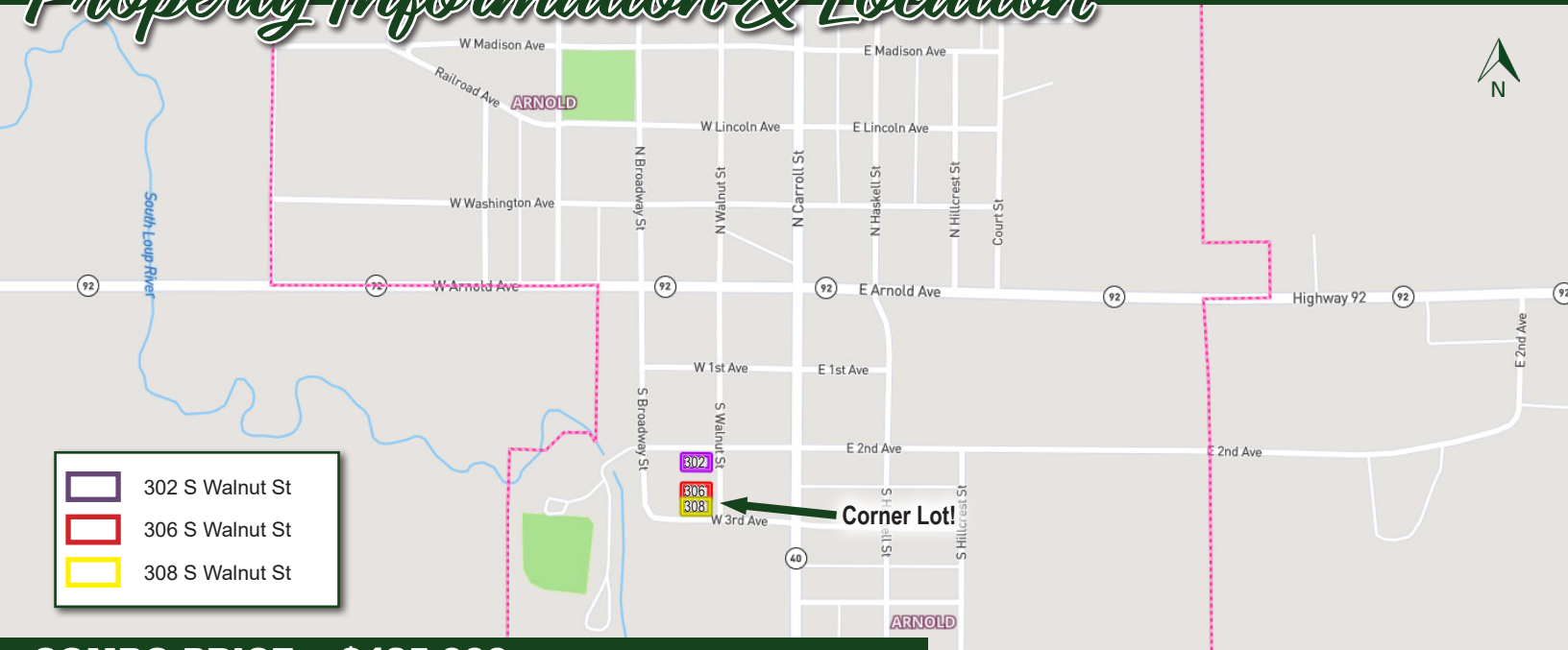


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# Property Information & Location



**COMBO PRICE: \$425,000**

<b>LOCATION:</b>	Property is located on the corner of South Walnut Street & W 3rd Ave, approximately three blocks south of HWY 92.
<b>TAXES:</b>	Approximately \$2,180.48
<b>YEAR BUILT:</b>	2023
<b>LOT SIZE:</b>	13,440 sq. ft., corner lot (.31 acres)
<b>LIVING SPACE:</b>	Approximately 2,850 sq. ft.
<b>GARAGE:</b>	Attached 600 sq. ft., per unit

- Unfinished interior with opportunity to revise the layout and add your personal design choices.
- Home includes central A/C, installed in 2025. Heating system is not currently installed, giving buyers the flexibility to choose their preferred setup (gas or electric).
- Underground sprinkler system is fully plumbed and ready for final setup.
- Roof features Class III impact-resistant shingles for enhanced durability.



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