

Clark & Associates Land Brokers, LLC

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Presents

305 OIL AVENUE



Listing Price: \$100,000

Location: Lusk, Wyoming

Address: 305 Oil Avenue

Built in: 1920, Remodeled in 1978

Legal Description: Capitol Hill Block 6 Lots 1-2-3-4

Zoning: Residential

Lot Size: 12,500 sq. ft.

House Features:

- Nice size corner lot, only two blocks from the high school.
- 1,176 sq. ft total living space on the main level: three bedrooms, two baths, living room, kitchen, dining area, and laundry room.
- Full basement with new concrete floor.
- Finished attic with separate outside entrance.
- Furnace – *new in 2005*.
- Hot water heater – *new in 2006*.
- Fenced-in yard with garden spot and many established trees.
- One-car detached garage with built-in shelves and workbench.
- Two-car insulated and heated shop with concrete floor.
- 12 month average city bill (sewer, water, electricity) = \$104.24
- 12 month average SourceGas bill (heat) = 116.00

Estimated Real Estate Taxes: \$432.92

For additional information or to schedule a showing, please contact:

Tandy Dockery - Sales Associate, REALTOR®

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