

ALL FIELDS DETAIL



MLS #	26200	TOTAL SQ. FT.	3501-5000
Asking Price	\$239,000	PARKING CAPACITY	10-20
Status	ACTIVE	APPROX. AGE	16-25 YRS
Class	COMMERCIAL /INDUSTRIAL	OVERHEAD DOORS	NONE
Type	COMMERCIAL	PRESENT USE	OFFICE
Area	SIDNEY NE	CEILING HEIGHT	8-10 FEET
Address	1108 10th Avenue	FREIGHT ELEVATOR	N/A
City	Sidney	STORIES	1
State	NE	AUCTION	NO
Zip	69162		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Kristy Nerud	Listing Office 1	Jack Nerud Realty - OFF: 308-772-3244
Sales Broker Compensation	5%	Listing Date	5/23/2019
Legal	31 14 49 N 1/2 of LOTS 1&2 BLK 48 1ST ADD	BUILDING SQ. FT.	4157
WAREHOUSE SQ. FT.	4157	RENTAL SQ. FT.	4157
TOTAL SQ. FT.	4157	LOT SIZE	66X132
Income: Rents	\$2025	Expenses: Insurance	\$150
Expenses: Avg Gas	\$400	Expenses: Avg Electric	\$100
Expenses: Avg Water	\$100	Expenses: Garbage	\$100
ZONING	COMMERCIAL	BASEMENT	YES
Associated Document Count	0	Update Date	5/25/2019
Status Date	5/25/2019	Hotsheet Date	5/25/2019
Price Date	5/25/2019	Input Date	5/25/2019 10:44 AM
Original Price	\$239,000	UTILITIES AVG PER YEAR	\$9600
Days On Market	5	Days On MLS	3
Geocode Quality	Exact Match	Picture Count	18
Input Date	5/25/2019 10:44 AM	Update Date	5/25/2019 10:55 AM

FEATURES

OVERHEAD DOOR HEIGHT	N/A	PARKING	PARKING SPACE PARKING AREA CONCRETE STREET PARKING	DOCKS	NONE	POSSESSION	AT CLOSING
CONSTRUCTION	BRICK STUCCO	UTILITIES AVAILABLE	ELECTRIC GAS CITY WATER CITY SEWER	MISCELLANEOUS	GAS HOT WATER HEATER INSIDE STORAGE	TO SHOW	CALL AGENT BY APPOINTMENT ONLY 24 HOUR NOTICE
SIDING	BRICK	FOUNDATION	FULL BASEMENT	LOCATION	DOWNTOWN	UTILITIES PAID BY RENTER	NONE
HEAT TYPE	GAS FORCED AIR	ROOF	FLAT OTHER	FLOOD INSURANCE	STATUS UNKNOWN	UTILITIES PAID BY OWNER	GAS ELECTRIC WATER GARBAGE
COOLING	CENTRAL AIR			DOCS ON FILE	LEGAL DESCRIPTION OTHER	OVERHEAD DOOR WIDTH	N/A
FLOORS	TILE PART CARPET VINYL			TERMS	SELL ENTIRETY REAL ESTATE ONLY		

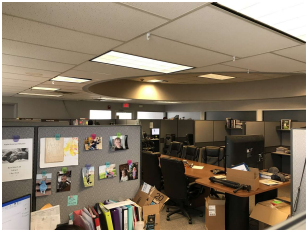
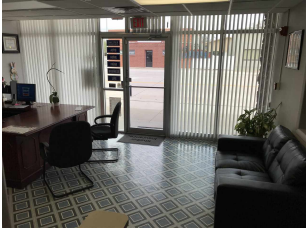
FINANCIAL

PARCEL #	170059103	TAX YEAR	2018
TAXES	\$2720.90		

ADDENDUM

Addendum Perfectly located on the corner of 10th Avenue and King Street. This commercial property offers 3 active leases with endless income opportunities. This 4,157 square foot property has His/Hers restrooms, and easy access for all tech products through the raised flooring. This opportunity is very desirable Call Matt Havermann (402) 310-6566 for a private showing.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified.