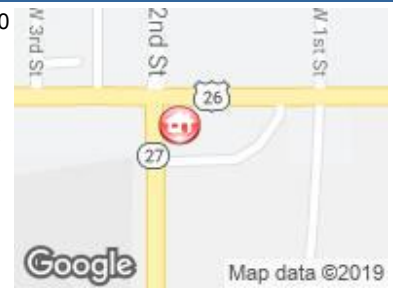


**ALL FIELDS DETAIL**



<b>MLS #</b>	26960	<b>TOTAL SQ. FT.</b>	10001-12500
<b>Asking Price</b>	\$499,000	<b>PARKING CAPACITY</b>	20-50
<b>Status</b>	New Listing	<b>APPROX. AGE</b>	61+
<b>Comment</b>		<b>OVERHEAD DOORS</b>	NONE
<b>Status</b>	ACTIVE	<b>PRESENT USE</b>	RESTAURANT
<b>Class</b>	COMMERCIAL / INDUSTRIAL	<b>CEILING HEIGHT</b>	8-10 FEET
<b>Type</b>	COMMERCIAL	<b>FREIGHT ELEVATOR</b>	N/A
<b>Area</b>	OSHKOSH	<b>STORIES</b>	1
<b>Address</b>	205 & 206 W Avenue A	<b>AUCTION</b>	NO
<b>City</b>	Oshkosh	<b>Marketing Comments</b>	Business Opportunity! Highway 26 frontage.
<b>State</b>	NE		
<b>Zip</b>	69154		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Kristy Nerud	<b>Listing Office 1</b>	Jack Nerud Realty - OFF: 308-772-3244
<b>Sales Broker Compensation</b>	Variable	<b>Listing Date</b>	9/18/2019
<b>Legal</b>	Will Provide for qualified buyers.	<b>BUILDING SQ. FT.</b>	5492.38
<b>WAREHOUSE SQ. FT.</b>	3600	<b>RESIDENTIAL SQ. FT.</b>	2272
<b>LOT SIZE</b>	54,375 sf	<b>ZONING</b>	Comm
<b>Description</b>	Business opportunity! Liquor store, cafe, warehouse & 3 bdrm home. A full block of Hwy 26 frontage	<b>Associated Document Count</b>	0
<b>Update Date</b>	10/7/2019	<b>Status Date</b>	10/7/2019
<b>Hotsheet Date</b>	10/7/2019	<b>Price Date</b>	10/7/2019
<b>Input Date</b>	10/7/2019 5:11 PM	<b>Original Price</b>	\$499,000
<b>FLOOD ZONE</b>	No	<b>Days On Market</b>	20
<b>Days On MLS</b>	1	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	47	<b>Input Date</b>	10/7/2019 5:11 PM
<b>Update Date</b>	10/7/2019 5:11 PM		

**FEATURES**

<b>COOLING</b>	<b>PARKING</b>	<b>LOCATION</b>	<b>TERMS</b>
CENTRAL AIR	PARKING AREA	OTHER	SELL ENTIRETY
	<b>UTILITIES AVAILABLE</b>	<b>FLOOD INSURANCE</b>	<b>POSSESSION</b>
	ELECTRIC	NO	AT CLOSING
	GAS	<b>DOCS ON FILE</b>	<b>TO SHOW</b>
	CITY WATER	AERIAL PHOTO	CALL AGENT
	CITY SEWER	LEGAL DESCRIPTION	BY APPOINTMENT ONLY

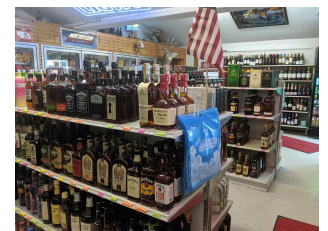
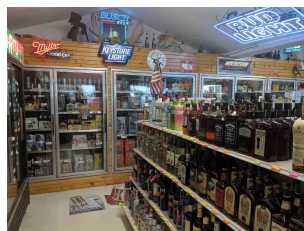
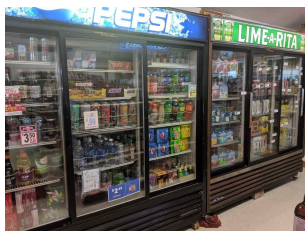
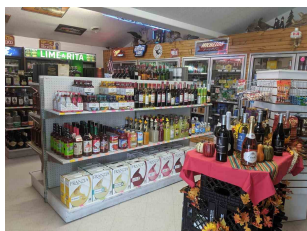
**FINANCIAL**

<b>TAX YEAR</b> 2018	<b>TAXES</b> 2232.94
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**REMARKS**

**Remarks** Business Opportunity! Successful liquor store, cafe and restaurant, mini-storage unit (Previously a motel) and 3 bedroom home! Turn-key property. The best part: ONE FULL BLOCK of Highway 26 FRONTAGE! Selling commercial liquor store and cafe/restaurant furnished. Walk in, take over and start making money! The 3 bedroom home has been tastefully updated and remodeled. Just steps to the commercial property. You will get the whole package for one price! Call Kristy at 308-778-7177 for more information

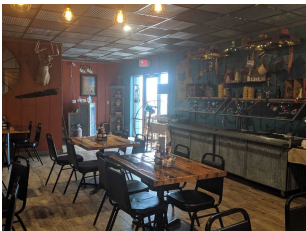
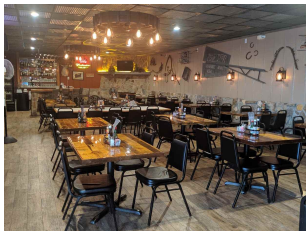
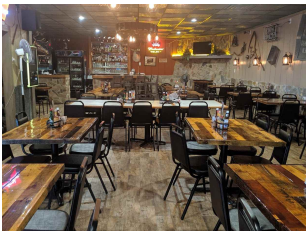
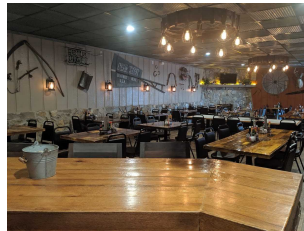
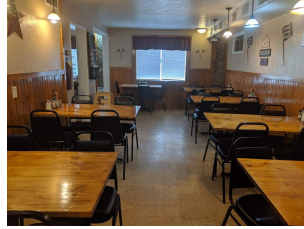
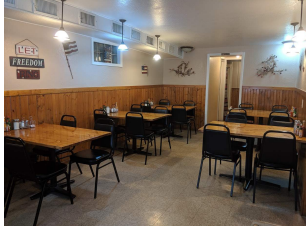
**ADDITIONAL PICTURES**



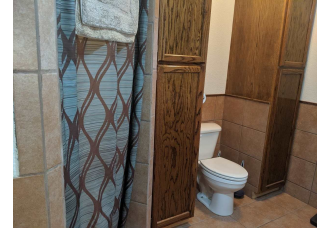


MLS # 26960

Address: 205 & 206 W Avenue A







**DISCLAIMER**

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