



202 East 3<sup>rd</sup> St.  
Ogallala, NE 69153  
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# FULLER & ASSOCIATES REALTY LLC

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*Information believed to be accurate, but not guaranteed*



**Address:** 111 West E Street, Ogallala, NE 69153

**Price:** **\$225,000.00**

**Legal Description:** LOTS 4 & 5 & W 1/2 LOT 3 BLK 33 AUF, Ogallala, Keith County, NE  
Commercial Property with a Residence ( This sheet covers the residence)

**REDUCED**

**Bedrooms:** 2

**Baths:** 1

**Style:** Commercial

**Age:** 1950

**Total Sq. Ft.** 1,892 **Main Level:** 1892

**Upper Level:**

**Lower Level:** 100

\*Square footage amounts based on Keith County Assessor's Property cards and have not been verified by Realtor. There is no guarantee of accuracy and all measurements should be verified by buyer prior to purchasing.

Room:	Dimensions:	Level:	Appliances:	Other Info:
Living Room:	17.3 x 22.5	M	A/C: Central	% Fin. Basement: 0
Dining Room:	17.2 x 11.2	M	Heat: FA Gas	Porch:
Kitchen:	12.10 x 11.3	M	:	Patio: Yes
Breakfast:			Refrigerator: Yes	Deck:
:			Dishwasher:	Garage: One
Utility Room:	7.9 x 12.5	M	Disposal:	Garage Type: Attached
Bedroom 1:	12.10 x 26.3	M	Range: Yes	Garage Opener:
Bedroom 2:	15.10 x 10.2	M	Range Hood: Yes	Roof: Foam
Bedroom 3:			Oven: Yes	Exterior: Steel
Bedroom 4:			Microwave:	UGS:
Study:	10.11 x 15.3	M	Carpeting: Yes	Windows: Wood
Celler:	7.4 x 14.1	L	Curtains: Yes	Doors: Steel
			Washer: Yes	Taxes: \$2,776.30
Bath 1:	12.10 x 10.6	M	Dryer: Yes	Avg. Util. (Gas): \$90 mo
Bath 2:			Smoke Det.	Avg. Util. (Elec): \$75 mo
Bath 3:			Water Heater: Yes	Lot Size: 125 x 125
			Water Softener:	Zoning: Comm

**Remarks:** Commercial Building with a 2 bedroom, 1 bath residence situated at the South end of the commercial Building that has 3 other units for rental. One unit is currently rented. The residence is on one floor, well laid out, lots of space and has a backyard and patio. The building is designed with the residence to provide a cash flow that covers the mortgage on the property. Very well constructed building with steel sides and foam roof on beams. Great location for work shops.

**Owner:** Pete's Rentals, LLC – David F. Bass

**Occupied:** Yes

**Renter:**

**Phone:**

308-464-1122

**Key:** Call R for Appt

**Listing Agent:**

Roger C. Rankin

**Listing Date:**

7-4-20