

**FULLER & ASSOCIATES REALTY, LLC**  
**Commercial Property**



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Information believed to be accurate, but not guaranteed



**FOR SALE**

**PRICE REDUCED \$225,000 includes Unit 111**

**Address:** 113, 115, & 117 West E Street, Ogallala, NE 69153

**Legal Description:** LOTS 4 & 5 & W ½ LOT 3 BLK 33 AUF, Ogallala, Keith County, NE  
Commercial Property with a Residence ( This sheet covers the 3 commercial units. )

**UNIT 113** – 972 sq ft of space. The unit is currently rented and tenant wishes to stay and has occupied the unit for over a year. At one time the space was a beauty parlor. It has many capabilities for different uses.

**UNIT 115** – 2300 sq ft of space ( plus or minus ) and has been used as a body shop, or light manufacturing space. It has garage door access to the interior and has many potential uses. The space is not portioned and is a wide open area that serves many possible uses.

**UNIT 117-** 1200 sq ft of space ( plus or minus ) and has been used lately for an office. There is wood paneling on the walls and it is configured for office space or other types of uses.

The above building is labeled Commercial by the Keith County Assessor with taxes of \$2,776.30 for 2019. There is a residence at the South end of the building in Unit # 111. The whole building is sold “AS IS” and is to be sold as one unit.

The owner has requested due to his work schedule that showings will be between 10 AM and 2 PM after an appointment is made through his agent with at least 24 hour notice.

The building is well constructed and has a flat roof that has been covered with foam. The sides are steel and there is a backyard and Patio for the residence. There are two information sheets that cover this property with one being the coverage of the residence in unit # 111 and this sheet for the remaining 3 Commercial units.

Listing Agent: Roger C. Rankin – Cell # 308-464-1122 --- Listed on July 4, 2020