EQUAL HOUSING OPPORTUNITY

202 East 3rd Street
Ogallala, NE 69153
Call: 308.284.2100
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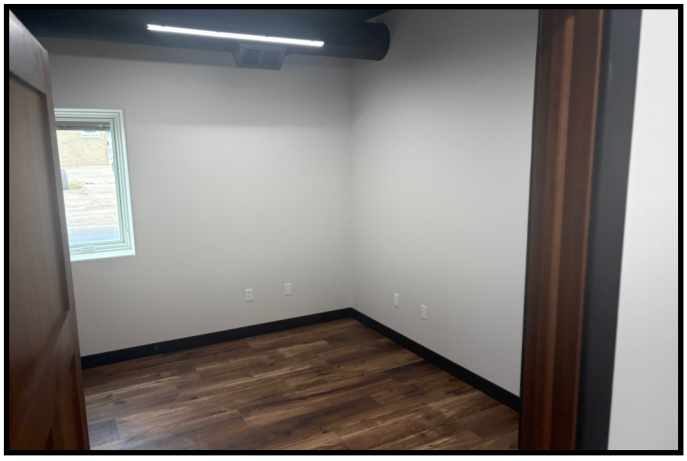
FULLER & ASSOCIATES REALTY LLC

"We make it happen... You make it home!"

212 West 1st, Ogallala NE



Legal Description: LOT 3 BLK 47 AUF. 1ST ADD 1----16 STR , Keith County
Price: $349,000.00

Listing Agent: Danette Hansmeier

Listing Agent Cell: 308-289-4597

Welcome to this modern and energy-efficient commercial building that offers a beautifully renovated office space with exceptional features. From the architectural charm of the pitched roof to the practical amenities of the modern breakroom and handicap-accessible bathroom, every detail has been carefully considered to enhance the functionality and appeal of the building. The exterior upgrades, including the fresh coat of paint, tin siding and convenient parking, further contribute to the overall value of the property. With its New high-efficiency HVAC system, exceptional insulation, and new windows and doors, the building provides a comfortable and sustainable workspace, making it an excellent choice for businesses seeking a modern and efficient office environment.

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Modern and Energy-Efficient Commercial Building Asking Price: $389,000.00

This beautifully renovated property is a perfect blend of modern upgrades and energy efficiency. Recent enhancements include**:**

- **New Pitched Roof: A durable upgrade from the previous flat roof.**
- **Exceptional Insulation: Two feet of ceiling insulation and double-layered insulation on the east wall (interior and exterior) for maximum energy efficiency, all topped with a sleek metal finish.**
- **High-Efficiency HVAC: Stay comfortable year-round with a state-of-the-art system.**
- **All New Windows:**
- **Interior Door all New:**
- **Updated Interiors: Featuring brand-new flooring, freshly painted walls, and all-new light fixtures for a bright and welcoming ambiance.**
- **Modern Break Room: A fully revamped space offering convenience and comfort for employees or tenants.**
- **Exterior Brick: Painted dark grey to with modern theme**
- **Parking Awning: has new coat of pain**
- **Driveway: 20 ft wide pavement from front door to end of building. The parking space under the awning will be scrap back to original height for more clearance and then crushed rock applied.**
- **This property has been thoughtfully upgraded to offer long-term value and low utility costs. Whether you're an investor, business owner, or entrepreneur, this space will be move-in ready and primed for success.**