

FULLER & ASSOCIATES REALTY, LLC
Commercial Property



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Information believed to be accurate, but not guaranteed



**323 South Spruce St.
Ogallala, NE 69153**

**Lot 9 to 15 INC McConaughy's Sub of Lots 3 & 4 Block 53 O. T.
Keith Co. NE**

\$294,000.00

**3 bays in this building with office space.
Lot is 21000 sq ft, building is 8400 sq ft.**

**North Bay and South Bay each have 1 12ft by 10ft door and 1 10ft by 10ft door.
The middle bay has 2 10ft by 10ft doors and is the largest bay.**

**Each bay is insulated and heated with newer gas heaters,
The central AC unit in middle office area in ceiling, but has not been used for years.
2nd office area in south bay.**

**3 Phase electric in whole building, 220 Volt outlets in each section. The frame straightening
machine in south bay is negotiable. Car lift in north bay negotiable.**

This commercial building offers so many uses! Personal, business, rental space!

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