

FULLER & ASSOCIATES REALTY, LLC
Commercial Property



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Information believed to be accurate, but not guaranteed



FOR SALE
BOSELMAN'S RETAIL & MOTEL PROPERTY
730 EAST 1 St, Ogallala, NE 69153

Listed Price- \$325,000.00
Legal Description: LOT 1-2-3-6-7 & 8 EX TR IN LOT 1 FOR HWY BLK 31
Ogallala, Keith County, NE (6-13-38)

Zoning: Commercial
Lot Depth & Width: 225' x 170'
Lot Size: 38,250 sq ft
Assessed Tax Value: 2019-- \$569,630
2018 Taxes: \$10,398.26

MOTEL: Subject has 14 motel rooms complete with furniture, TV's bedding and laundry room with commercial washer and dryer. The rooms have been renting for \$50 per night and had high rental occupancy.

GAS PUMPS: The owner will remove the gas pumps, gas tanks and miscellaneous equipment attached to property for use as gasoline station. He will fill the holes and cement where tanks removed.

RETAIL: The Convenience store has a large cooler and it will stay along with some shelving, and counters. There are two rest rooms. All buildings are well constructed, have steel roofs and have been well maintained.

Listing Agent – Roger C. Rankin – 308-464-1122 - Listed 12/13/19