

FULLER & ASSOCIATES REALTY, LLC
Commercial Property

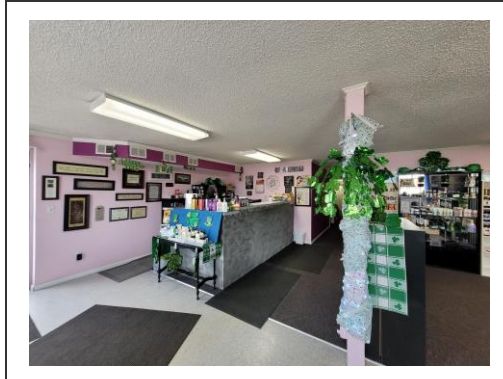


Office: (308) 284-2100

Fax: (308) 284-2124



Information believed to be accurate, but not guaranteed



814 West 1st St. Ogallala, NE 69153
Lots 4-5-6-7 & Alley between Block 41 Auf. 1st Add. Keith Co. NE

\$304,000.00

New price!

Building has been maintained so well it is in great condition!
2 separate businesses PLUS a workshop in back that is 45x30

The tenants are month to month
All new windows, stucco, roof is 1.5 years and installed by Weathercraft
Separate meters for gas, electric. Landlord pays water/sewer

There is an airgap between ceiling and roof plus extra insulation.
Hi Efficiency Lennox gas HVAC in east side vented to roof.
Laundry with full bath on west side.
All appliances and inventory are property of tenants east and west side.
Items in workshop included: gas heater, laundry sink.
45x30 workshop is insulated top to bottom, furred walls, electricity.

Building is 5340 sq feet, parking both sides, front and back!
Great visibility!

Make appointment to view this property, notice needed please!

Tena Most, agent
308-289-5232

tenam@fullerrealty.net