

FULLER & ASSOCIATES REALTY, LLC
Commercial Property



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Information believed to be accurate, but not guaranteed



FOR SALE
MESA VIEW BUSINESS
REDUCED \$795,000.00

ADDRESS: 1290 HWY 92 West, Lewellen, NE 69147
LEGAL: Lot 1, 2, 3, GAYLORD's REPLAT 12.52 A (5-15-40)

The Mesa View Property consists of Lot 1, 2, and 3. There are 12.52 Acres of land located next to Lake McConaughy on Hwy 92. The business consists of the Lodge, the Motel, the Commercial Storage Building and the Single family Home. This business is illustrated on individual information sheets that are available from Fuller Realty. Each of these buildings is a unique part of the whole business enterprise. The owners would like to sale the entire property together if possible as each Lot and building combines to form a lucrative business opportunity for the buyer.

In lesser detail we have the LODGE (LOT 1 Price \$400,000) which is 55' x 64' steel building with seats 60 with 15' x 24' storage, fully equipped kitchen, all heated with propane furnace and central air conditioning.

The MOTEL (LOT 1) which has 10 units which are 12' x 24' each plus 12' x 24' laundromat and maids quarters. The motel is all electric and has separate heaters, air conditioners and hot water heaters. Each room has 2 queen size beds or 1 king. It has full size refrigerators, air/heat and 32" TV's and a full bath. There are three cooking units.

The BUILDING & SHOP (LOT 2 Price \$220,000) is 100' x 32' including basic living quarters, bath and kitchen.

The HOUSE (LOT 3 Price \$175,000) is 3 bedroom, 2 bath, oversize 2 car garage, 2.5 acres, sprinkler system, along with a 2hp well that serves the entire property of LOT 1,2,3.

There is a Game Cleaning station with water and septic.

Other Details:

Sewer: 4 septic tanks for motel (500 gallon each) with 100' leach lines. 1000 gallon tank for lodge with 100' leach field. Separate units for shop and game cleaning shack.

Water: Well is 250' deep with 5' casing and 2 HP pump (2016) 250 gallon pressure system at lodge building.

Listing Agents – Roger C. Rankin – 308-464-1122 & Zach Fuller – 308-289-4392
Additional Pictures attached to Sheet 2