

FULLER & ASSOCIATES REALTY, LLC
Commercial Property



Office: (308) 284-2100 Fax: (308) 284-2124



Information believed to be accurate, but not guaranteed



VACANT LOT VACANT LOT VACANT LOT

Owner: Rocky Enterprises, LLC
Address: Prospector Drive, Ogallala, NE 69153 (Across street from Truck Stop)
Legal: LOT 2, ROCKY REPLAT 1.23 A, Ogallala, Keith County, NE

Listed Price: \$140,000.00
Type Property: VACANT LOT
Taxes: \$3,353.76 (2016)
Lot Size: 1.23 Acres
Zoned: Commercial
Dimensions: 146.4' x 366' = 1.23 A

LISTING AGENT: ROGER C. RANKIN – 308-464-1122 -Please call for appointment!
Listed Date: 05-07-17

THIS LOT IS SITUATED BETWEEN THE RODEWAY INN AND THE MI RANCHITO MEXICAN RESTAURANT. IT IS PERFECTLY LOCATED FOR A COMMERCIAL BUSINESS THAT NEEDS A HIGH TRAFFIC COUNT.

THE TRUCK STOP ACROSS THE STREET HAS HIGH DENSITY TRAFFIC DOING THE DAY AND NIGHT HOURS.

THE I -80 INTERSTATE TRAFFIC AND WALMART ARE CONTRIBUTORS TO THE HIGH VOLUME OF TRAFFIC THAT 7 /24 DAYS A WEEK ARE USING PROSPECTOR DRIVE FOR FOOD LODGING AND MERCHANT SUPPLIES.