

**FULLER & ASSOCIATES REALTY, LLC**  
**Commercial Property**

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

Information believed to be accurate, but not guaranteed



**FOR SALE**

**REDUCED- \$225,000**

**ADDRESS: 1290 Hwy 92 West, Lewellen, NE 69147**

**LEGAL: LOT 2 GAYLORD'S REPLAT 3.58A ( 5-15-40)**

The Mesa View Shop is 100' x 32' all steel Commercial building located on Lot 2 of the total 3 lots. It has several side windows and doors and a large overhead door entrance on the West end. Part of the building is used for storage of mowing equipment and the storage of lodge and motel equipment during the winter.

The East end of this building has a bathroom, kitchen and temporary living quarters with a cement floor and is heated and has partial insulation. The building has water from the well located on Lot three. Well agreement from Lot 3 would be necessary.

The major use of this building by owners has been the storage of items related to the Lodge and Motel and the storage of boats and jet skis and those tools needed to run the day to day operation of the Motel and Lodge.

The living area with some added items could be used as summer help for the Lodge or just independent use of facility for boat or vehicle storage. Also, because of its size and location along with good access to Hwy #92 it would be an ideal location for an independent tenant for winter storage.

This Property can also be purchased along with Lot 1 (Lodge & Motel) & Lot 3 (House) for a combined price of \$795,000.

**Listing Agent: Roger C. Rankin – 308-464-1122 & Zach Fuller – 308-289-4392**