MLS # 31301 Address: 105 State Street

### **ALL FIELDS DETAIL**



MLS# 31301 **Asking Price** \$120,000 Status **New Listing** Comment

**Status ACTIVE** Class COMMERCIAL /INDUSTRIAL WAREHOUSE Type

Area **BRULE** Address 105 State Street City Brule State ΝE

Zip 69127 Sale/Rent For Sale **IDX Include** 

TOTAL SQ. FT. 2001-3500

PARKING CAPACITY 5-10

APPROX. AGE 26-40 YRS **OVERHEAD DOORS FIVE OR** 

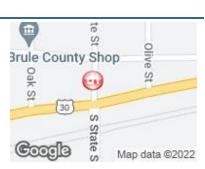
> **MORE** WAREHOU

SE **CEILING HEIGHT** 8-10 FEET

FREIGHT ELEVATOR N/A **STORIES** 

**AUCTION** NO

**PRESENT USE** 











## **GENERAL**

**Listing Office 1** 

**BUILDING SQ. FT.** 

**Listing Date** 

**LOT SIZE** 

**Foreclosure** 

Description

**Update Date** 

**Input Date** 

**Hotsheet Date** 

**Days On Market** 

**Picture Count** 

**VOW Address VOW Include** Yes Yes **VOW Comment WVA WOV** Yes Yes **Number of Units** 17 Agent Nicole Walburn - Cell: 308-289-2209

17 Storage Units 9 are 10X20 8 are 6X10.

Large corner lot directly off highway 30.

Cobb Realty, Inc - Main: 308-284-4104 Sales Broker Compensation 2.5

S1/2 L0T 7 & ALL LOT 8 & FRAC OF LOT 9 Legal

BLK 9 O.T. BRULE

**TO SHOW** 

8FT WIDE

**CALL AGENT** 

**OVERHEAD DOOR WIDTH** 

TOTAL SQ. FT. 3400 ZONING Commercial **BEST POTIENTIAL** Storage Units

**Associated Document Count** 0

**Status Date** 7/11/2022 Price Date 7/11/2022 **Original Price** \$120,000

**Geocode Quality** Manually Placed Pin Input Date 7/11/2022 10:52 AM

Video Count

**FLOOD INSURANCE** 

# **Update Date FEATURES**

**OVERHEAD DOOR HEIGHT FOUNDATION 7FT CLEARANCE SLAB** CONSTRUCTION **ROOF METAL METAL** SIDING **LOCATION DOWNTOWN** STEEL

7/6/2022

3400

No

5

1

86X125

7/11/2022

7/11/2022

7/11/2022 10:52 AM

7/11/2022 10:52 AM

NO DOCS ON FILE LEGAL DESCRIPTION **TERMS** 

**SELL ENTIRETY POSSESSION** AT CLOSING

**FINANCIAL** 

CONCRETE SLAB

**FLOORS** 

PARCEL # 109002100 **TAX YEAR** 2021 **TAXES** 935.98

### **REMARKS**

Remarks Storage Units right off Highway 30 in Brule Ne. 9 larger units that are 10X20 and 8 smaller units 5X10. Large lot. Location is within 20 miles of Lake McConaughy and within 10 miles of Ogallala Ne. Great income potential. Square footage based on Keith County Assessor's website and has not been verified by Realtor. Buyers are advised to verify all measurements to guarantee accuracy.

#### **DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified.