

## ALL FIELDS DETAIL



**MLS #** 31301  
**Asking Price** \$120,000  
**Status** New Listing  
**Comment**  
**Status** ACTIVE  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** WAREHOUSE  
**Area** BRULE  
**Address** 105 State Street  
**City** Brule  
**State** NE  
**Zip** 69127  
**Sale/Rent** For Sale  
**IDX Include** Y

**TOTAL SQ. FT.** 2001-3500  
**PARKING CAPACITY** 5-10  
**APPROX. AGE** 26-40 YRS  
**OVERHEAD DOORS** FIVE OR MORE  
**PRESENT USE** WAREHOUSE  
**CEILING HEIGHT** 8-10 FEET  
**FREIGHT ELEVATOR** N/A  
**STORIES** 1  
**AUCTION** NO



## GENERAL

**VOW Include** Yes  
**VOW Comment** Yes  
**Number of Units** 17  
**Listing Office 1** Cobb Realty, Inc - Main: 308-284-4104  
**Listing Date** 7/6/2022  
  
**BUILDING SQ. FT.** 3400  
**LOT SIZE** 86X125  
**Foreclosure** No  
**Description** 17 Storage Units 9 are 10X20 8 are 6X10. Large corner lot directly off highway 30.  
**Update Date** 7/11/2022  
**Hotsheet Date** 7/11/2022  
**Input Date** 7/11/2022 10:52 AM  
**Days On Market** 5  
**Picture Count** 1  
**Update Date** 7/11/2022 10:52 AM

**VOW Address** Yes  
**VOW AVM** Yes  
**Agent** Nicole Walburn - Cell: 308-289-2209  
**Sales Broker Compensation** 2.5  
**Legal** S1/2 L0T 7 & ALL LOT 8 & FRAC OF LOT 9 BLK 9 O.T. BRULE  
  
**TOTAL SQ. FT.** 3400  
**ZONING** Commercial  
**BEST POTENTIAL** 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** 0

## FEATURES

**OVERHEAD DOOR HEIGHT** 7FT CLEARANCE  
**CONSTRUCTION** METAL  
**SIDING** STEEL  
**FLOORS** CONCRETE SLAB

**FOUNDATION** SLAB  
**ROOF** METAL  
**LOCATION** DOWNTOWN

**FLOOD INSURANCE** NO  
**DOCS ON FILE** LEGAL DESCRIPTION  
**TERMS** SELL ENTIRETY  
**POSSESSION** AT CLOSING

**TO SHOW** CALL AGENT  
**OVERHEAD DOOR WIDTH** 8FT WIDE

## FINANCIAL

**PARCEL #** 109002100  
**TAXES** 935.98

**TAX YEAR** 2021

## 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.