

**407-411 N. MAIN ST.  
VALENTINE, NE**



A commercial 3-plex located in downtown Valentine, NE.

**DODI OSBURN**

Sales Associate

Cell Phone: 402-322-5777

Email: [Dodi@lashleyland.com](mailto:Dodi@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$220,000</b>
<b>Location</b>	407-411 Main St., Valentine, NE 69201
<b>Legal Description</b>	OT E 56' LOTS 17 & 18 BLK 9 VALENTINE
<b>Taxes - Estimated</b>	<b>\$1,938.00</b>

## Property Summary

Commercial investment property in an excellent location! This property contains 3 investment opportunities. The 407 bay has a very nice entry and front office space, an office space in the middle, and a large conference room in the back with a restroom. The ceiling lights and ballasts were recently replaced. The second bay 409, is an upstairs apartment, with a full kitchen bedroom, living room and bathroom, and lots of potential for any upgrades you may want to do to it. The 3rd bay- 411, is a very large space with multiple rooms and spaces for offices or whatever your entrepreneurial dreams or landlord dreams may be. This building has been well taken care of. It has many updates including all new windows and awnings. The roof is only 3 years old, the plumbing and electrical were updated in 2016. This is a must see with great income potential. The 407 bay is occupied by an insurance company currently, and current tenant would like to stay if possible, but also willing to move. Give Dodi a call or text to take a look (402) 322-5777.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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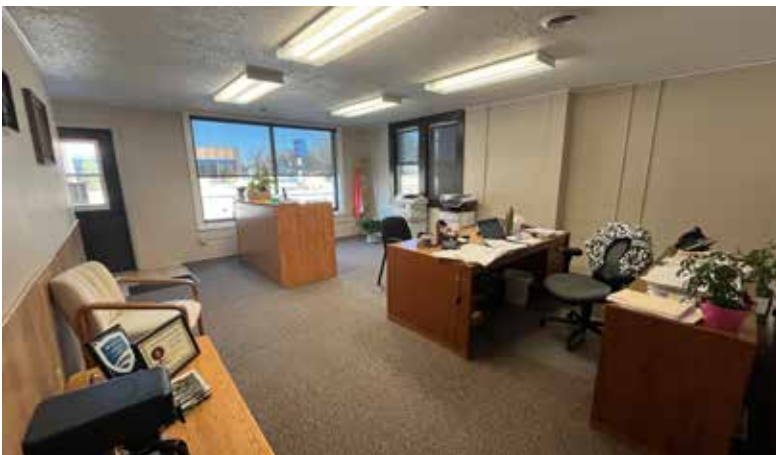
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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

## Contact Information

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## Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, and Jake Hopwood

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