

Anderson Pharmacy Business and Building

0.17 Acres | Valley County, NE | \$1,549,000



HAYDEN  OUTDOORS.

Activities & Amenities

Commercial Building
Income Producing

Land Details

Address: 1429 M St, Ord,
Nebraska 68862, USA
Closest Town: Ord, NE
Total Acres: 0.17
Deeded Acres: 0.17
Include Business? Yes
Income Type: Retail/Scripts/OTC
Estimated Taxes: \$2,443 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Finished Sq. Ft.: 10,725
Half Bathrooms: 1
Basement: Partial finished
Total # of Spaces: 8
Other Improvements: Drive-Up Window
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations:
Brick Foundation
E 1/2 - Concrete Floor (3575 sq ft)
W 1/2 - Crawl Space (3575 sq ft)
Exterior Features: South Side of the
Square, South of Courthouse





Property Summary

Turnkey independent pharmacy with retail space and real estate included. Established in 1971, Anderson Pharmacy offers a trusted local brand, strong customer base, and prime downtown location with drive-thru access. Building improvements, equipment, and included assets make this a ready-to-operate opportunity.





Land

The property sits on a **7,605 sq. ft.** lot in Valley County with 65' frontage and 117' depth. Conveniently located just off the town square, it features excellent visibility with a front road sign, ADA accessibility, and customer parking (8+ spots). The parcel is zoned **Commercial**, with assessed property taxes of approximately **\$2,443 annually**.

Improvements

The main building is a **7,150 sq. ft.**, constructed in **1912** with 12' ceilings (9' 9" to drop) and upgraded mechanicals, including **two furnaces (nat. gas)** and **two central A/C units replaced in 2007**, **air cleaners installed in 2019**, plus **roof replaced in 2024**. Layout highlights a **9' x 10' entryway**, a **retail sales floor (4740 sq ft)** currently featuring cards, home goods including several Nebraska artisans, baby/kid gift items and books, OTC's, pharmacy section, and drive-thru window. Equipment included in the sale ranges from **POS systems**, **dispensing robot (ScriptPro CRS-150)**, **refrigerator**, **freezer**, **vault**, **photo kiosks (2020 & 2021)**, **computers**, and **pharmacy software**.

The owners purchased the pharmacy in 1998. The retail store operated as a Hallmark Gold Crown store for over 20 years. Around 2022, the owners decided to let that contract go, allowing them to open up their retail space to feature more local Nebraska artisans and their goods. It also allowed to bring in a great selection of baby/kid items that is not found anywhere else in town.

Recreation

Coined "The Great Lakes Region of Central Nebraska". Here you can access five incredible lakes and reservoirs, all within 45 minutes of Ord as well as four major rivers that are perfect for kayaking, tubing and tanking adventures. Don't have the equipment? Contact Davis Creek Camper & Recreation Rental or River Bro Kayaking and they'll hook you up.





General Operations

Owners are ready to retire! Anderson Pharmacy operates **Monday–Friday, 8:30 AM–5:30 PM, plus Saturday mornings**. The business is supported by long-term staff (5 FT, 4 PT) and utilizes **Cardinal Health** as the primary wholesaler and AlignRx as PSAO. Services include prescription dispensing, OTC, photo printing, and retail goods. The pharmacy maintains a strong market reputation with **4.5-star Google reviews**, reliable cash flow, a **7.1% cap rate** (including the owner's salary into the NOI) and growth potential through expanded retail or health service offerings and capitalizing on drive-thru space.

FF & E will convey (except for a few antiques and one computer identified by owner). Financials available upon request. All information is from 3rd parties or Sellers and is deemed reliable but is not guaranteed and may be subject to errors and omissions, all buyers and buyers' agents must independently verify all information to their satisfaction. Inventory will be counted at closing and is separate from the asking price.

Region & Climate

Ord is a lively town that sees its fair share of visitors to the area. There are several attractions in the surrounding area that provide for this. Most notably would be the Nebraska Sandhills, several lakes within a 15-40 mile radius, Scratchtown Brewery located on the southwest side of the square in downtown Ord, the Nebraska's BIG Rodeo in Burwell and Nebraska's Junk Jaunt based in Ord. Kearney and Grand Island, NE are both located within 70 miles of Ord. Take a look under the Resources tab on the Hayden Outdoors website for links to learn more about the town of Ord and the surrounding attractions!

Proof of financial funds or pre-approved letter from lender and a signed NDA prior to scheduling a tour. For a private showing, please contact listing agent to set up a time. Seller is offering buyer agent compensation.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal. Proof of financial funds or pre-approved letter from lender and a signed NDA prior to scheduling a tour.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

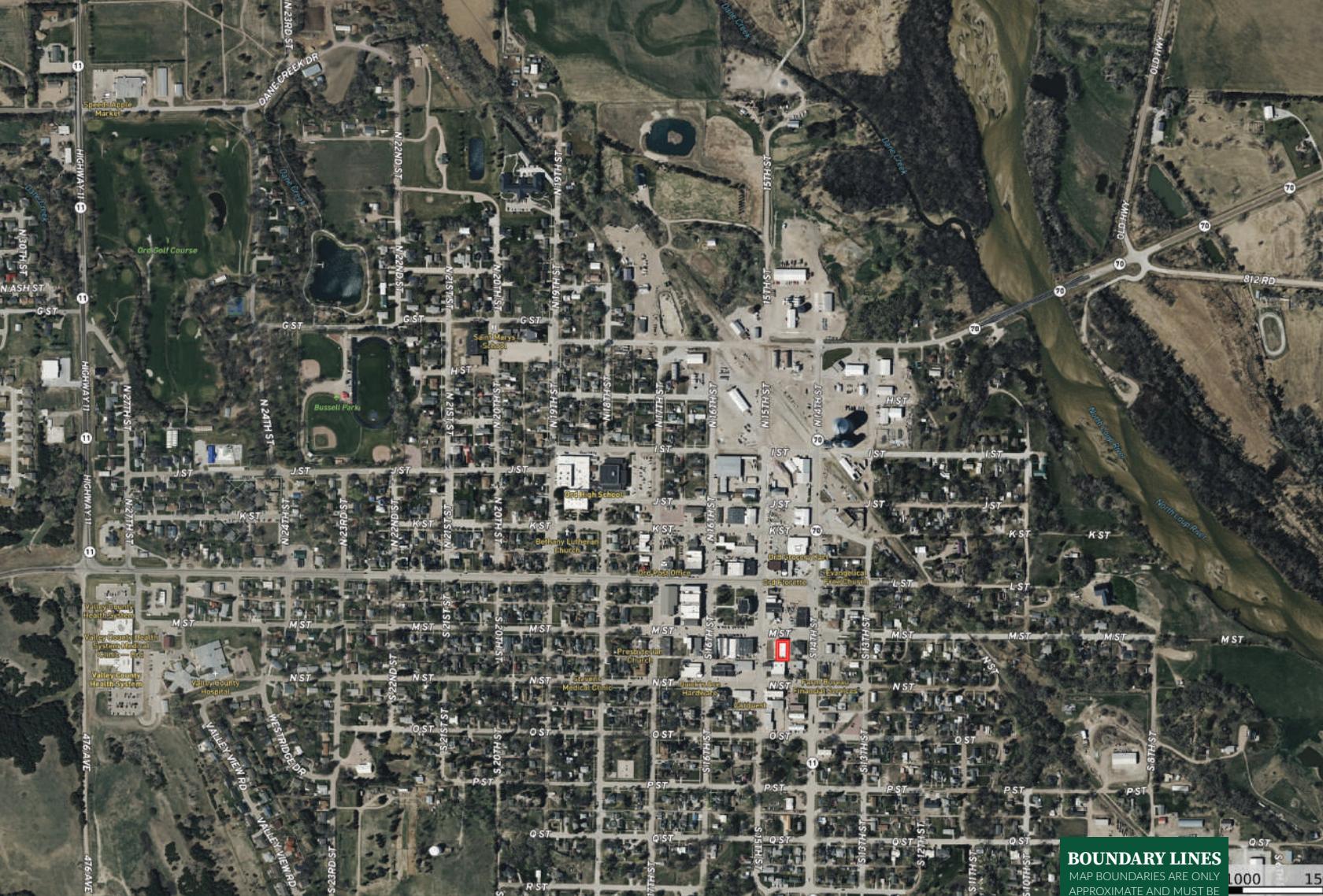


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

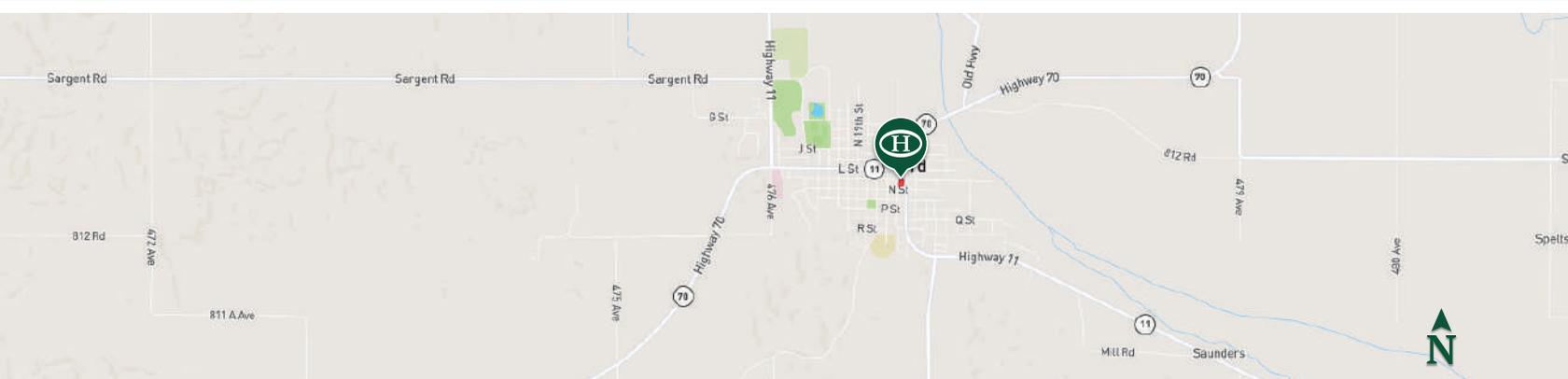




BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

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Boundary



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