

LISTING DETAIL



Mls # **260064**
 Status **ACTIVE**
 Type **INDUSTRIAL**
 Address **920 S Birch St**
 Address 2
 City **Norfolk**
 State **NE**
 Zip **68701**
 Area **SE NORFOLK**
 Class **COMMERCIAL/INDUSTRIAL**
 Asking Price **\$1,000,000**
 Listing Office 1 - **Berkshire Hathaway Home**
 Office Name

Tami White
Berkshire Hathaway Home Services Amb
RE Norfolk
Office: 402-371-3469
402-613-1278
1310 N 13th Street Suite 4
Norfolk NE 68701
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GENERAL

Total Sq. Ft. 2001-3500	Residential Sq. Ft.	Expenses: Avg Gas
Parking Capacity 20-50	Land St Ft	Expenses: Avg Electric
Apprx. Age 26-40 Yrs	Rentable Sq. Ft.	Expenses: Avg Water
Overhead Doors Four	Total Sq. Ft. 3000	Expenses: Garbage
Present Use Industrial	Apprx. Sq. Ft: Upper	Expenses: Other
Ceiling Height 16-20 Feet	Apprx. Sq. Ft: Main	Expenses: Total Expenses
Freight Elevator N/A	Apprx. Sq. Ft: Lower	Zoning
Stories 1	Lot Size 0.89 acres	Pending
Auction No	Building Size	Basement
Number Of Units	Income: Rents	Rails
Legal DOPHEIDES SUBDIVISION	Income: Sales	RR Handicaps
LOT 1, 2, 3 and	Income: Other	Sprinkler
DOPHEIDES 2ND	Income: Net Income	Flood Zone
SUBDIVISION LOT 1	Income: Total Income	Amps
Building Sq. Ft.	Expenses: Insurance	Gross Lease Price
Office Sq. Ft.		Best Potential
Warehouse Sq Ft. 3000		Description
Retail Sq. Ft.		

FEATURES

Ovrhd Door Hght 12Ft Clearance	Parking Gravel	Docs On File Legal Descriptn
Ovrhd Dr Width 14Ft Wide	Utilities Avlbl Electric	Terms Sell Entirety
Construction Metal	Foundation Slab	Possession At Closing
Floors Concrete Slab	Roof Metal	To Show Call Agent, Make Appt
	Miscellaneous Truck Door	
	Location Free Standing	

FINANCIAL

Assumable	Utilities Avg Per Year
Accelerate	Maintenance Avg Per Year
Qualify	Flood Zone
Equity Amount	Parcel # multiple
Assumption Payment Amount	Tax Year 2024
Taxes \$1,464.60	Financing Remarks
HOA Dues	

REMARKS

Remarks **This impressive 70x40 metal shop/garage is built to handle serious work and storage needs. The building features four overhead doors measuring 12 feet high by 14 feet wide, making it easy to accommodate large vehicles, equipment, or machinery. Inside, three bays offer open-span space for maximum flexibility, while the fourth bay is insulated and set up as a dedicated shop area, ideal for year-round projects or business use. A gravel pad in front of the building provides convenient access and staging space, and there is approximately ¾ of an acre behind the building, offering room for expansion, storage, or outdoor operations. This property is part of a four-parcel package that also includes a**